

Master Plan Facility Scenario



The City of Los Altos
Community Center Master Plan



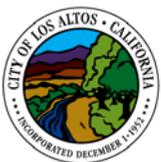
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I. Introduction



I. Introduction

Overview

The Facilities Program, which was based on the Needs Assessment and Plan of Service analyses, was in draft form when the Facility Scenario phase of the Master Plan effort began. The finalization of the Facility Program, as documented in the prior section, occurred over a series of study sessions with specific departments, through coordination with a Cost Recovery Consultant, a Theater Consultant, and the Advisory Committee, and was formalized under the direction of the City Council. Conceptual Cost Models and Initial Financing/Funding strategies were also developed in conjunction with targeted program reductions, resulting in the Final Facility Program and guidelines for the development of the Facility Scenario options.

Initially, four Site Facility criteria sets were developed for exploration through a Community Design Charrette. Critical issues and tradeoffs of the inclusion, location and phasing of various programmatic elements on the site were discussed. Using key insights from the Charrette, three scenarios were then developed and refined for presentation to the Council and the Community. Ultimately the direction for development of the Preferred Facility Scenario for the future Community Center Site Master Plan was given by Council to best meet the overall programmatic needs, optimize use of the site and minimize impact to the surrounding neighborhoods.



I. Introduction

Community Design Charrette

Design Charrette and Public Forum

The objectives of the Community Charrette were to engage the Community in a creative process to gather insights and develop multiple rapid site scenario options at a Master Plan level, with the intent of exploring many options quickly to efficiently assess which options are the most viable to pursue further. Approximately 60 people attended the Charrette, with representatives from the following groups, Master Plan Advisory Committee, Kiwanis Club, Library Commission, Rotary, and Mountain View Los Altos School Board, as well as numerous residents of Los Altos and Los Altos Hills.

Members of the Community were organized into four teams, each with a unique set of design criterion including specific program components to be included in the developed site layouts.

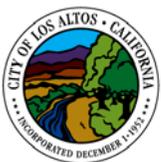
All of the teams were provided with an analysis of the existing site conditions with regards to sun and wind patterns, access and way finding to and from the site, views, location of existing buildings and significant tree locations, and the context of use of neighboring sites. Teams were encouraged to explore the orientation, location, and massing of buildings to respond to these conditions. (See Community Design Charrette presentation in the appendix.)

Existing Site Conditions

The objectives of the Community Charrette were to engage the Community in a creative process to gather insights and develop multiple rapid site scenarios at a Master Plan level. Approximately 60 people attended the Charrette, with representatives from the following groups, Master Plan Advisory Committee, Kiwanis Club, Library Commission, Rotary, and Mountain View Los Altos School Board, as well as numerous residents of Los Altos and Los Altos Hills.

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I. Introduction

Community Design Charrette

Sun and Wind Analysis



Access Analysis



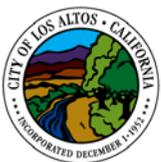
I. Introduction

Community Design Charrette

Views Analysis



Existing Buildings Analysis



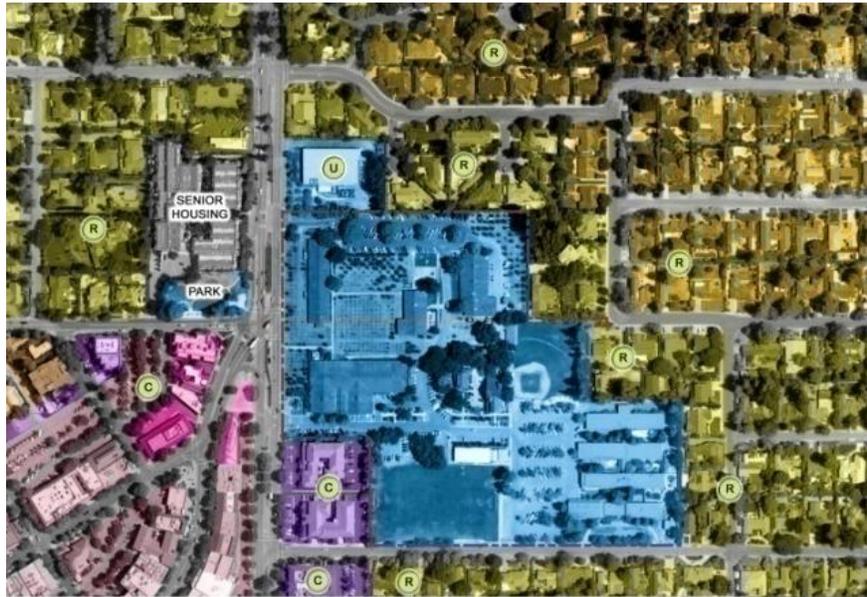
I. Introduction

Community Design Charrette

Significant Trees Identification



Site Context Analysis



In addition, the following standard assumptions were to be considered in all scenarios:

- All Components in Scenario must be included in Design
- LEED Certification will be required per City Policy
 - Maximize Energy Efficiency
 - Site Orientation
 - Capture Prevailing Winds



I. Introduction

Community Design Charrette

- Assume Water Retention on Site
- Minimize Disruption to Site and Existing Facility Operations through Phasing Strategy
- Parking may be accommodated through a combination of Underground/Surface/Structured
- Include History House and History Museum Facilities as Existing

The following design drivers were to be taken into account in all scenarios:

- Enhanced Connectivity to the Downtown Village
- Safe Vehicle and Pedestrian Access Onto & Through Site
- Enlarged and Enhanced Community Open Space
- Attention to Protection of Identified Significant Trees
- Protection of and Promotion of Los Altos History
- Expansion of Program Space Available to Serve the Community
- Maximized Shared Use of Program Elements
- Establishment of Multi-Generational Facilities
- Facilities that are Sustainably Designed and Efficient to Maintain
- Contextual Aesthetic that Maintains a Village Feel

The four teams explored the opportunities and constraints of the site using unique scenarios with varying building and exterior program components in a creative exercise where they rapidly generated multiple schemes for the site. Emphasis of exploration in the different groups included the following:

- Maximum reuse of existing buildings and reserving a parcel of land for future development
- Maximizing open space and athletic fields
- Minimal disruption to the site and operations through phasing
- Strong connection to downtown



I. Introduction

Community Design Charrette

Charrette Learning

Key learning points were identified from the Community Charrette. This information outlined the potential opportunities and constraints to be considered in the development of the three scenarios in the next step of the project:

- Visual impact along San Antonio is important
 - Consider whether Green Open Space or Structure or Both should be located along San Antonio
- Proximity of Theater to Downtown as a key driver for its location
- Maximize open space as a high priority
 - Maximize building density and structured parking
 - Potential for reduction in program
- Internal site pedestrian access was preferable
 - Parking should be convenient and accessible
 - Locate parking adjacent to facilities
 - Community identified a Goal to have less surface parking and concentrate parking underground, if affordable
- Grouped recreational uses and fields together and Civic Services together
- Noise and structure height considerations for adjacent properties
- Location of Police as a key driver to the site layout
 - Police evolved as a key phasing driver, followed by early demolition of Youth Center facility
 - Challenge of location of mono-pole (required to be directly adjacent to Police facility) versus direct access to street

Phasing sequence – general conclusions

- Use of baseball field as staging area
- Use of Hillview as a flexible space during phasing



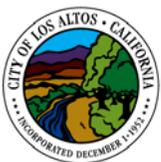
I. Introduction

Community Design Charrette

This group designed a central drop off as a main entry to the site. The Civic facilities were clustered around this central plaza, while athletic fields and facilities were clustered toward the southern portion of the site. A large parking garage was located under the central area of the site to allow for a dedicated pedestrian campus, and vehicles were routed around the perimeter of the facilities.



This charrette group was asked to study the effects of both maintaining existing facilities (Library, Baseball field and Soccer field) in their existing locations, but they were also asked to set aside a parcel of the site for future use or for potential property sale by the City. The remaining program facilities were located at the northwestern portion of the site, and parking was focused directly adjacent to the facilities. This led to a much more vehicular-focused layout.

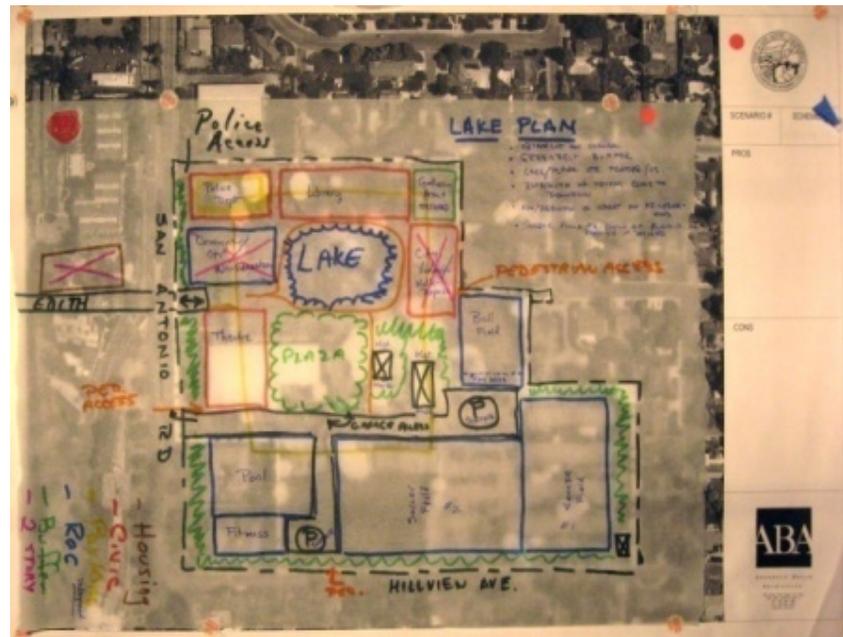


I. Introduction

Community Design Charrette

Again, this group clustered the program facilities at the northern portion of the site, all centered on a main entry court and drop-off. They were also clustered by use: Civic, Community, History/Orchard and Recreation/Athletic. This group also studied the effects of including a second soccer field on the site. The majority of parking was located in an underground garage beneath the facilities rather than on grade in order to meet the parking requirements for the site.

A large underground garage accommodated the majority of the parking for the site, and the program elements surrounded a central landscaped pedestrian plaza. Vehicular traffic was kept to either underground or to a single entrance to the site. Additional program and green space was accommodated by capturing adjacent properties (corner commercial property for the Pool and park site across San Antonio for the Theater).



I. Introduction

Development of Three Site Facility Scenarios

Facility Program Square Footage Chart

The Program Elements to be included in the Three Facility Scenarios are per the Master Plan Program square footages as approved by City Council as follows:

Program Element	Master Plan Program Size
Civic Services	19,880 sf
Police	18,814 sf
Community Center	55,600 sf
Multi-Purpose Theater	12,500 sf
Library	47,866 sf
Swim Facility	39,860 sf
Exterior Programs	266,805 sf

Building Program Guidelines

In addition to the key insights gained in the Community Design Charrette, the City Council provided direction for the inclusion of specific program elements in the development of three Site Facility Scenarios.

The guidelines for inclusion of building program elements and their locations in the scenarios were as follows:

- History House and History Museum were to be maintained in their existing location in all scenarios
- Neutra House was to be maintained in its existing location in at least one scenario
- Civic Services was to be included in all scenarios
- Police Department was to be included in all scenarios
- Community Center was to be included in all scenarios
- Multi-Purpose Theater was to be included in all scenarios
- Library was to be included in its existing location in at least one scenario and located in its existing or a new location in other scenarios
- Swim Facility was to be included in at least one scenario



I. Introduction

Development of Three Site Facility Scenarios

Exterior Program Element Guidelines

Specific guidelines for inclusion of exterior program elements in the scenarios were provided in priority order as listed below. All of the elements from Group A were to be included in all three scenarios: next in priority were the elements in Group B, and then the elements in Group C.

Group A (highest priority):

- Police Dedicated Parking and Sallyport - 12,825 sf
- One Regulation Soccer Field - 92,000 sf
- One Regulation Little League (12 and Under) Baseball Field - 50,000 sf
- Orchard - 21,780 sf

Group B (second priority):

- Playgrounds for Under 5 and 5+ Children – 10,000 sf
- Exterior Gathering Spaces & Senior/ Children's Garden, Picnic/BBQ Area - 11,400 sf
- Skate Park - 10,000 sf (Include in One Scenario)
- 2 Bocce Ball Courts – 5,400 sf

Group C (third priority):

- 2 Additional Bocce Ball Courts – 5,400 sf
- Second Regulation Soccer Field - 92,000 sf (Explore Possibility of Including this Element)
- Softball Field - 48,000 sf

Design Drivers

The same Design Drivers as established for the Community Design Charette were considered in the development of the three scenarios:

- Enhanced Connectivity to the Downtown Village
- Safe Vehicle and Pedestrian Access Onto & Through Site
- Enlarged and Enhanced Community Open Space
- Attention to Protection of Identified Significant Trees
- Protection of and Promotion of Los Altos History
- Expansion of Space Available for Programs to Serve the Community
- Maximized Shared Use of Program Elements
- Establishment of Multi-Generational Facilities
- Facilities that are Sustainably Designed and Efficient to Maintain
- Contextual Aesthetic that Maintains a Village Feel



I. Introduction

Development of Three Site Facility Scenarios

In addition to these, the following additional drivers were identified by Council for the development of the three scenarios:

- Phasing Strategy Impacts
- Minimizing Vehicular Exits to and from Hillview
- Consideration of Neighboring Residential Concerns
- Consideration of Neighboring Commercial Concerns
- Protection of Significant Trees
- Evaluation of Cost Impacts of Each Scenario

Parking Strategy

Council direction was that surface parking was to be maximized in order to identify the total number of parking spaces available on the site through strictly surface parking.

A total required parking calculation of 520 spaces for all program elements was established based on initial interpretation of the City zoning code requirements in the chart that follows. Parking count numbers shown in parentheses indicate program elements that are assumed to be shared uses; these uses are assumed to have overlap in scheduling with other program elements and therefore are not assumed to be fully parked at the same time as all other program elements.

Program Element	Basis of Calculation (City of Los Altos Parking Requirements)		Parking Count
City Staff (Civic, Recreation & Library)	1 per 2 employees	157 employees	79
Council	1 per 3 seats	200 seating capacity	*(67)
Recreation	1 per 500 SF (Public Space)	48,257 SF	97
Police	-	Public Spaces	20
Library	1 per 500 SF (Public Space)	47,866 SF	96
Theater	1 per 4 seats	200 seats	*(50)
History House	-	Existing Usage	44
Swim Center	-	126 (per EIR)	126
Baseball	1:1	15 players/team + coach	32
Soccer	1:1	22 players/team + coach	46
	Existing 343 spaces	TOTAL	520
*Assumes Max. Use After Business Hours			
Separate Police (Dedicated)	Basement of Police Facility	Secured Personnel Spaces + Sally Port	20



II. Plan Layouts

Scenario One

Program Elements Included

The following program components were included in Site Facility Scenario One:

- Police
 - Civic Services
 - Community Center
 - Library
 - Multi-Purpose Theater
 - Swim Facility
- Exterior Elements:
 - Soccer and Little League Fields
 - Orchard
 - Playgrounds
 - Exterior Gathering Spaces
 - Skate Park
 - Two Bocce Ball Courts

Site Concept Overview

Scenario One was conceived as a triad of public buildings facing San Antonio Road and a second triad of civic buildings facing the internal courtyard adjacent to the historic woodlands. This scenario establishes a pedestrian campus feel with vehicular traffic primarily concentrated around the perimeter of the site. The prominent curved pedestrian path through the site allows for a continuation of Edith Street and serves to connect the neighboring community with the Downtown district.



II. Plan Layouts

Scenario One

Site Architectural Concept

The public building triad is composed of the Theater, Community Center and Library buildings surrounding a walkable orchard. The internal civic courtyard is sheltered by the Police, City Hall and the Community Center buildings. The clustering of buildings provides easy pedestrian access and increases potential opportunities for shared use.

Parking Concept

Scenario One assumes a requirement of 520 parking spaces. A two-story parking structure located adjacent to the Theater, Community Center and City Hall buildings accommodates approximately 25% of the parking required on the site reserving enough space for the full exterior program, including the Aquatic Facility and Skate Park, on the site.

- A. Community Center
- B. City Hall
- C. Police Department
- D. Athletic Fields, Aquatic Facility and Skate
- E. Library
- F. Parking Structure
- G. Theater



II. Plan Layouts

Scenario One

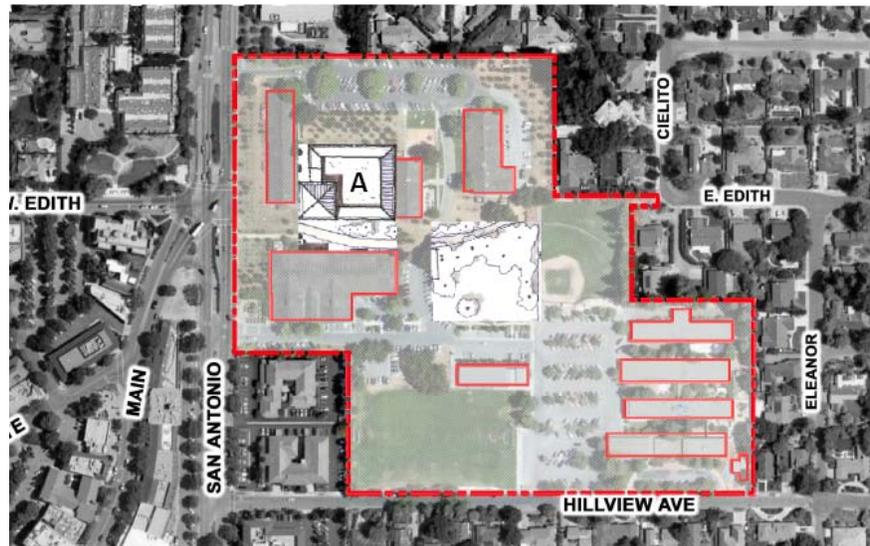
Phasing Strategy

The existing History House, History Museum and Historic woodlands surrounding these elements will remain in their existing locations.

The Master Plan for the site in Scenario One would be developed over time in phases as follows.



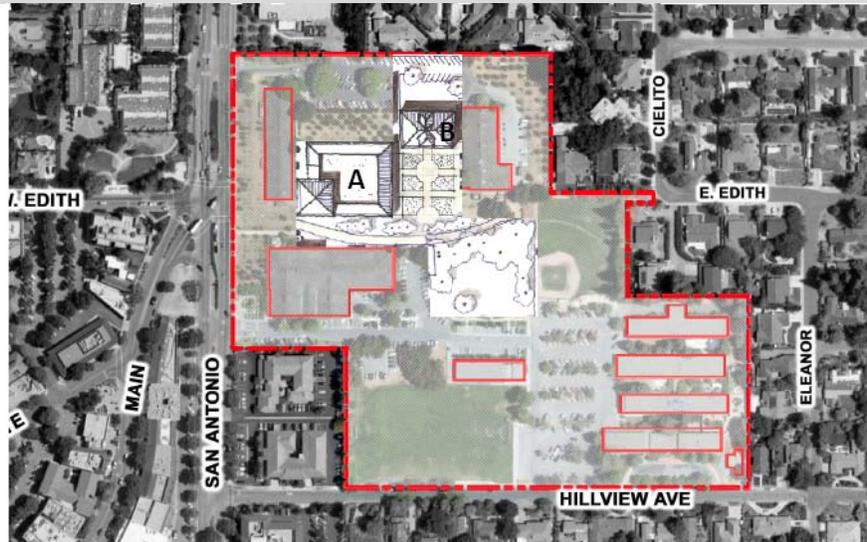
Phase One: Youth Center is demolished and new two-story Community Center (A) is constructed. Service at City Hall, Police, Library, Theater and existing Community Center is uninterrupted.



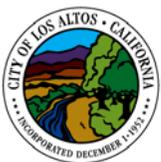
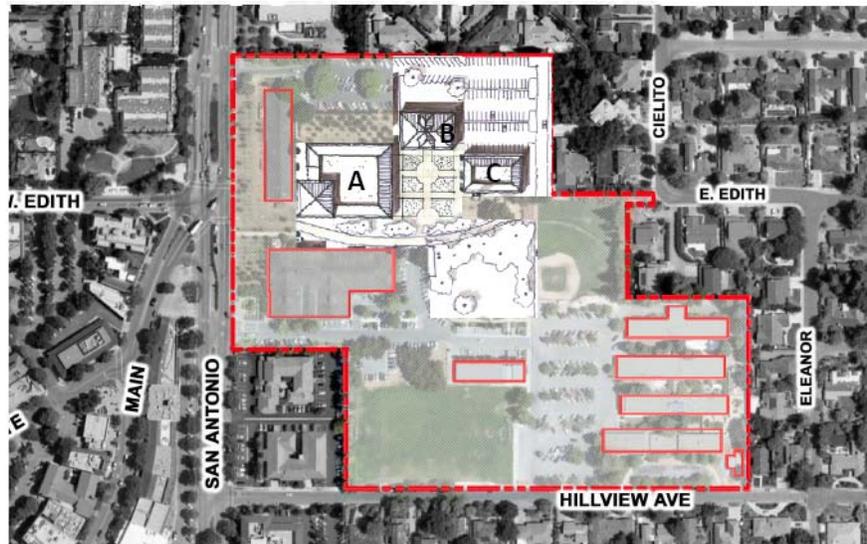
II. Plan Layouts

Scenario One

Phase Two: The new two story City Hall (B) is constructed. A courtyard connection between the new Community Center and City Hall is developed. Existing surface parking is maintained. Community Center services are moved to new facility, and the existing Hillview buildings can be used as temporary facilities. Service at City Hall, Police, Library, Theater is uninterrupted.



Phase Three: The existing Police Department building is demolished and a new two-story Police Department (C) is constructed. Temporary housing for the Police station during construction would be required. Adjacent surface parking is reconfigured. Services at City Hall, Library, Theater and Community Center would be uninterrupted.



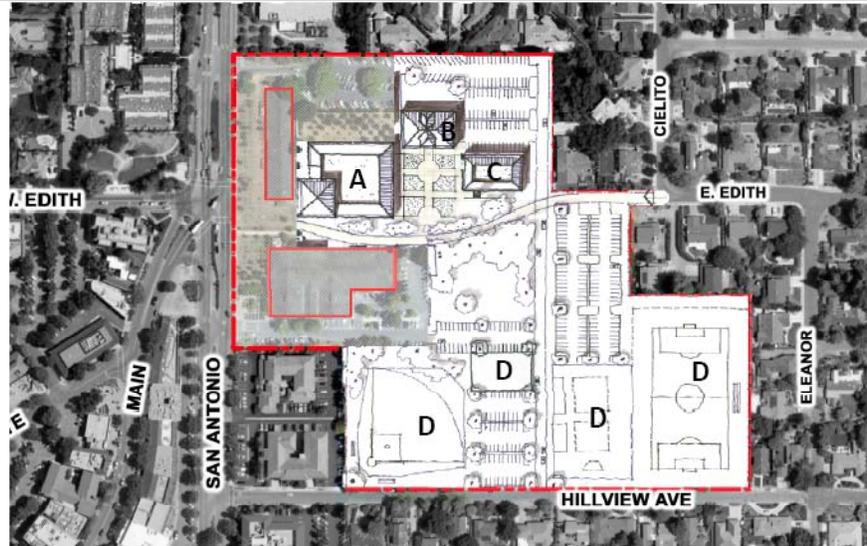
II. Plan Layouts

Scenario One

Phase Four: Hillview Center and Bus Barn Theater buildings are demolished.

Temporary accommodations for the Theater would be required.

The Neutra House is relocated to the Historic Woodlands area. New Regulation Athletic Fields, Aquatic Facility, Skate Park (D) and adjacent surface parking are constructed in new locations. Services at City Hall, Library, Police and Community Center would be uninterrupted.

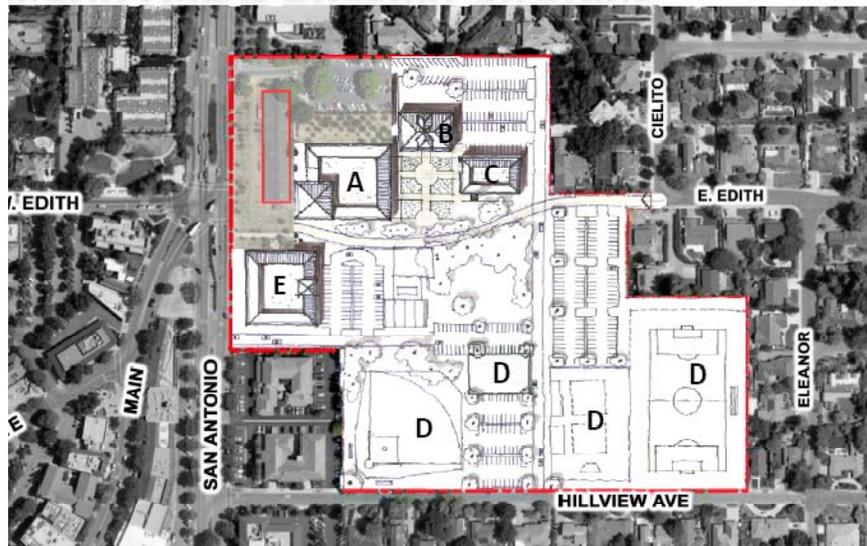


Phase Five: Existing Library facility is demolished and the new two story Library

(E) is constructed with adjacent surface parking.

Temporary housing for the Library and Theater would be required. Services at

City Hall, Library and Community Center would be uninterrupted.



II. Plan Layouts

Scenario One

Phase Six: New two-story Parking Structure (F) is constructed. Temporary housing for the Theater would be required. Services at City Hall, Library and Community Center would be uninterrupted.

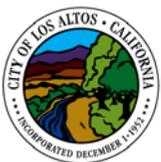


Phase Seven: Existing City Hall facility is demolished and new Theater (G) is constructed. Orchard trees are planted along San Antonio Road. Temporary housing for the Theater would be required until construction is completed. Services at City Hall, Library and Community Center would be uninterrupted.



Parking Strategy

In order to accommodate proximate parking adjacent to the most heavily used program elements (Library, Community Center, Theater and City Hall), the parking garage and major surface parking areas are located adjacent to these facilities. There are also parking areas directly adjacent to the athletic fields and swim facility. In addition, vehicle drop off locations adjacent to high use facilities are provided.



II. Plan Layouts

Scenario One

Landscape Concept

The landscape design includes the Orchard and a potential location for a water feature in the Civic Courtyard along San Antonio Road as well as an interior green courtyard. Plantings buffer parking areas and sports fields from neighboring residential properties and trees line the pedestrian pathways within the site.

- | | |
|--|----------------------|
| A. Community Center | E. Library |
| B. City Hall | F. Parking Structure |
| C. Police Department | G. Theater |
| D. Athletic Fields, Aquatic Facility and Skate | |



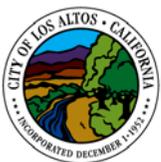
II. Plan Layouts

Scenario One

Community Comments

Feedback from the Community Charette for Scenario One is summarized as follows:

- Concern with Heavy Traffic Flow and Parking Load to Accommodate Programs
- There is a Need to Resolve Potential Conflict with Overlapping Library and Community Center Traffic and Parking
- Theater Would Be Better Located Downtown
- Bocce Ball Courts Should be Located Near Senior Lounge
- Concern with Stray Baseball Foul Balls onto Hillview Avenue
- Concern that there will be a Lapse in Access to a Baseball Field during Phasing
- Parking and Roads Adjacent to Neighbors Need Landscape Buffers
- Site Layout Feels Very Rectilinear and Formal



II. Plan Layouts

Scenario Two

Program Elements Included

The following program components were included in Site Facility Scenario Two:

- Police
 - Civic Services
 - Community Center (one Story)
 - Library (Existing)
 - Multi-Purpose Theater
- Exterior Elements:
 - Soccer and Little League Fields
 - Orchard
 - Playgrounds
 - Exterior Gathering Spaces
 - Two Bocce Ball Courts

Site Concept Overview

Scenario Two creates a grouping of three buildings with an entry civic plaza centered on the intersection of Edith Street, Main Street and San Antonio Road. A second plaza provides an exterior gathering space along the interior road that meanders through the site. The Community Center building becomes a central feature along Hillview Avenue.

The central pedestrian axis through the site serves to connect the East and West ends of Edith Street and provides a direct connection to downtown. Vehicular circulation through the site links surface parking areas although it crosses pedestrian paths of travel.



II. Plan Layouts

Scenario Two

Site Architectural Concept

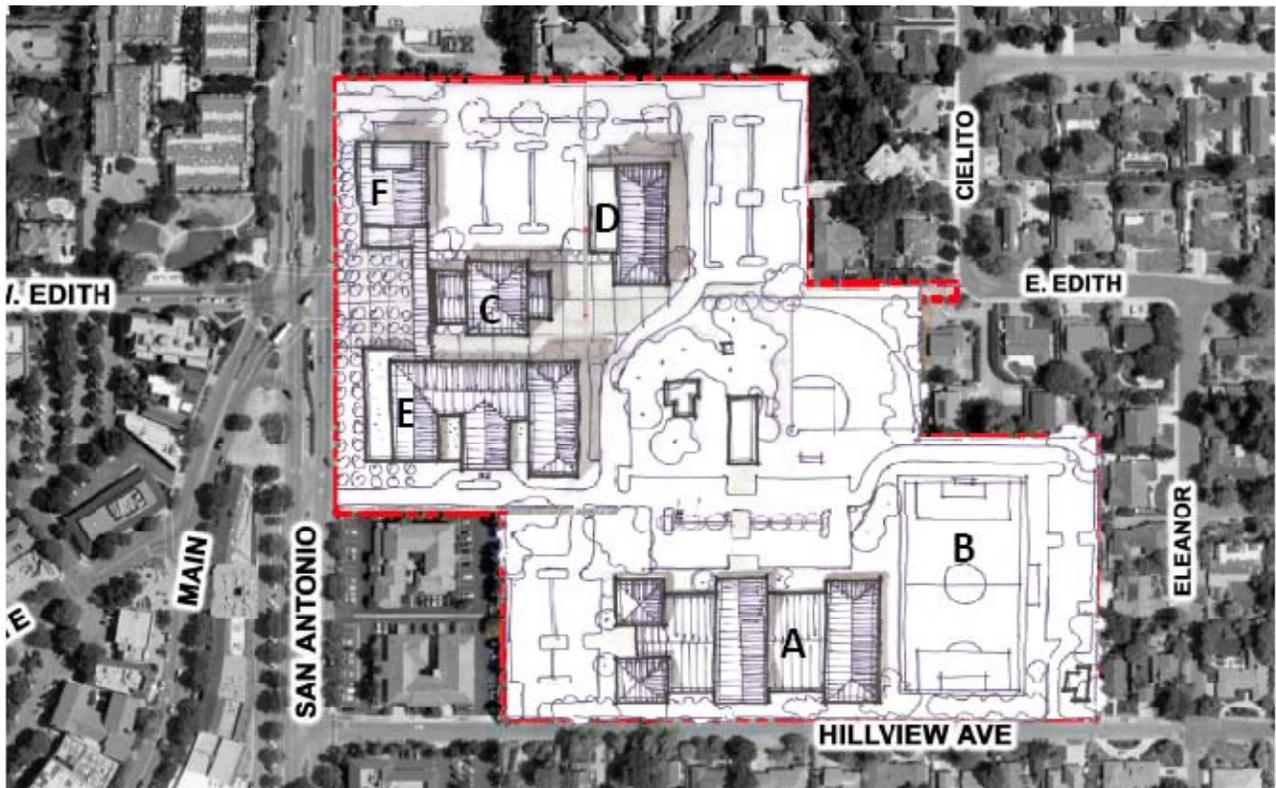
Two plazas are created by the central position of City Hall with the Theater and Police Buildings and Library flanking it on either side.

The Community Center building is located at the south end of the site, adjacent to sports fields and convenient parking. The Community Center and Library buildings are both single story, which contributes to the low scale, campus feeling of the site. All parking requirements are met with the provision of surface parking.

Parking Concept

Scenario Two assumes a requirement of 394 parking spaces. The exclusion of the Swim Facility program element from this scenario results in a reduction of 126 parking spaces from the other scenarios.

- A. Community Center
- B. Athletic Fields
- C. City Hall
- D. Police
- E. Library
- F. Theater



II. Plan Layouts

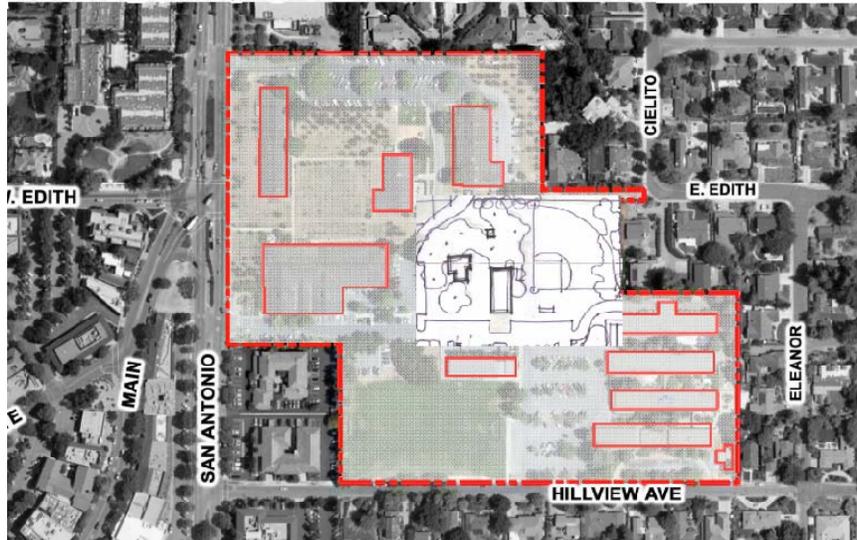
Scenario Two

Phasing Strategy

The Master Plan for the site in Scenario Two would be developed over time in phases as is indicated below. This scenario is operationally the least disruptive of the three scenarios as City Hall, Community Center, Theater and Youth Center operations can all continue uninterrupted during construction of their facilities in new locations.

The Existing History House and History Museum will remain in their existing location. In this scenario, the existing baseball field will remain in its existing location as well.

Phase One: A new one-story Community Center (A) with adjacent surface parking is constructed along Hillview Avenue. The existing Bus Barn Theater facility may remain in its existing location until a new facility is constructed. There is a temporary lapse in soccer field use. Services to the remaining program elements on the site are uninterrupted.



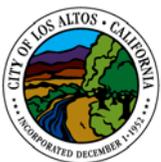
II. Plan Layouts

Scenario Two

Phase Two: Hillview Community Center buildings are demolished and a new Soccer Field (B) is constructed in the southeast corner of the site. Services to the remaining program elements on the site are uninterrupted.



Phase Three: A new two-story City Hall (C) with adjacent surface parking is constructed in its new location on the current orchard area, centrally located on the site. Services to the remaining program elements on the site are uninterrupted.



II. Plan Layouts

Scenario Two

Phase Four: The Youth Center and Police Department buildings are demolished and a new two-story Police Department building (D) with adjacent surface parking are constructed. The interior plaza connecting the City Hall with the Police Department building and the adjacent vehicular road are constructed. Services to the remaining program elements on the site are uninterrupted.



Phase Five: The existing Library (E) is remodeled with a two-story entry expansion in its current location and new San Antonio facade. Orchard trees are planted along San Antonio Road.

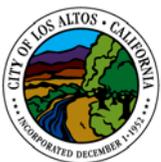
Temporary housing of at least a portion of the Library program would be required. The vehicular road that crosses the site linking north and south parking areas is completed. Services to the remaining program elements on the site are uninterrupted.



II. Plan Layouts

Scenario Two

Phase Six: The existing City Hall facility is demolished, a new Theater (F) is constructed and orchard trees are planted completing the civic entry plaza. Services to the remaining program elements on the site are uninterrupted.



II. Plan Layouts

Scenario Two

Landscape Concept

The landscape design provides circulation paths lined with trees. Orchard trees are prominent along San Antonio and dispersed throughout the civic plazas. Existing and new trees buffer parking areas and sports fields from neighboring residential properties

- | | |
|---------------------|------------|
| A. Community Center | D. Police |
| B. Athletic Fields | E. Library |
| C. City Hall | F. Theater |



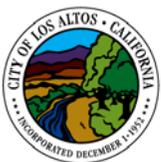
II. Plan Layouts

Scenario Two

Community Comments

Feedback from the Community during the Community Forum for Scenario Two is summarized as follows:

- Community Center Has No Civic Presence from San Antonio
- Parking Adjacent to Library Is Insufficient
- Limited Accessible Parking
- Majority of Parking Is across Roadways from Facilities
- Police Is Located Too Far from San Antonio
- Phasing Is Least Disruptive to Existing Uses
- Least Amount of Construction and Cost
- No Pool, No Skate and Library Remodel Only
- Appreciation that Parking Requirements Were Met with a Library Remodel



II. Plan Layouts

Scenario Three

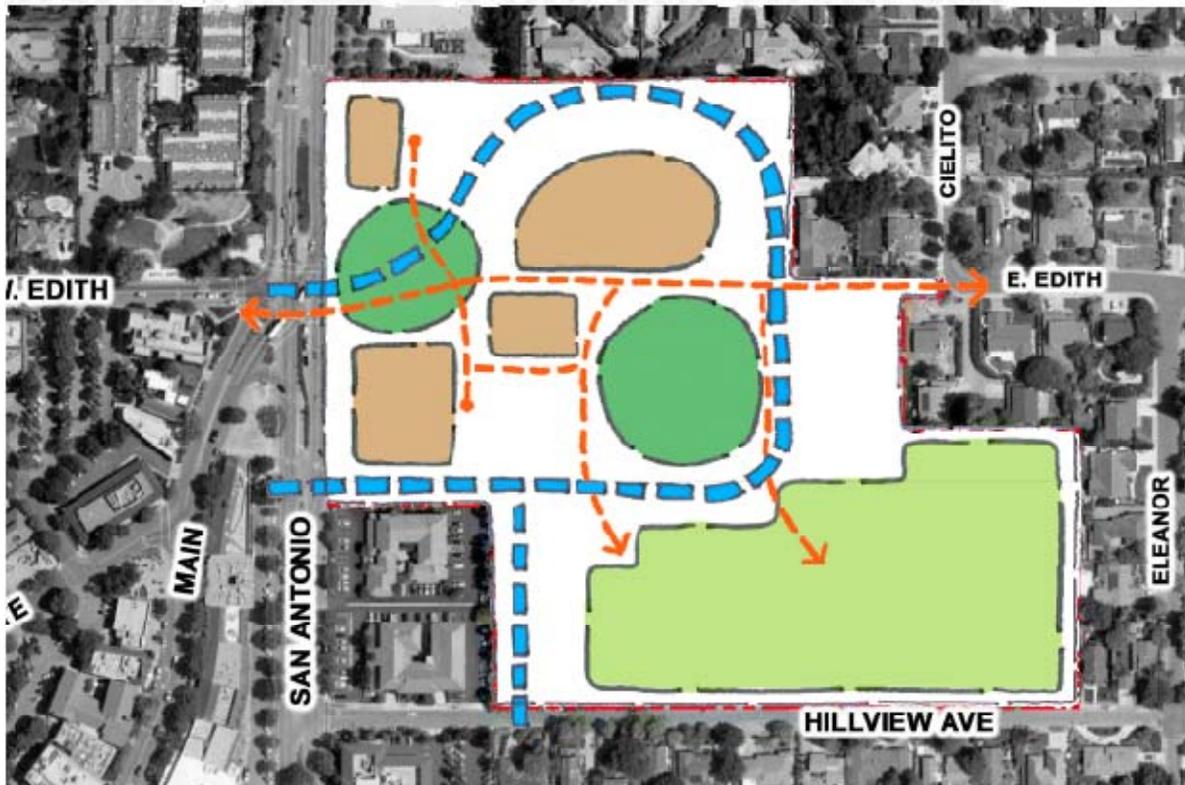
Program Elements Included

The following program components were included in Site Facility Scenario Three:

- Police
 - Civic Services
 - Community Center
 - Library
 - Multi-Purpose Theater
 - Swim Facility
- Exterior Elements:
 - Soccer Field and Little League Field
 - Orchard
 - Playgrounds
 - Exterior Gathering Spaces
 - Skate Park
 - Two Bocce Ball Courts

Site Concept Overview

Scenario Three forms a vital connection to downtown with the continuation of Main Street through the site. The main entry to the site from San Antonio Road is through a civic plaza surrounded by Orchard. This connection of the site to downtown is furthered by a pedestrian pathway through the center of the site that connects the East and West ends of Edith Street which is a visually straight line of sight. Building massing is concentrated, allowing for maximum shared use of public interior space, open space, and athletic fields on the site.



II. Plan Layouts

Scenario Three

Site Architectural Concept

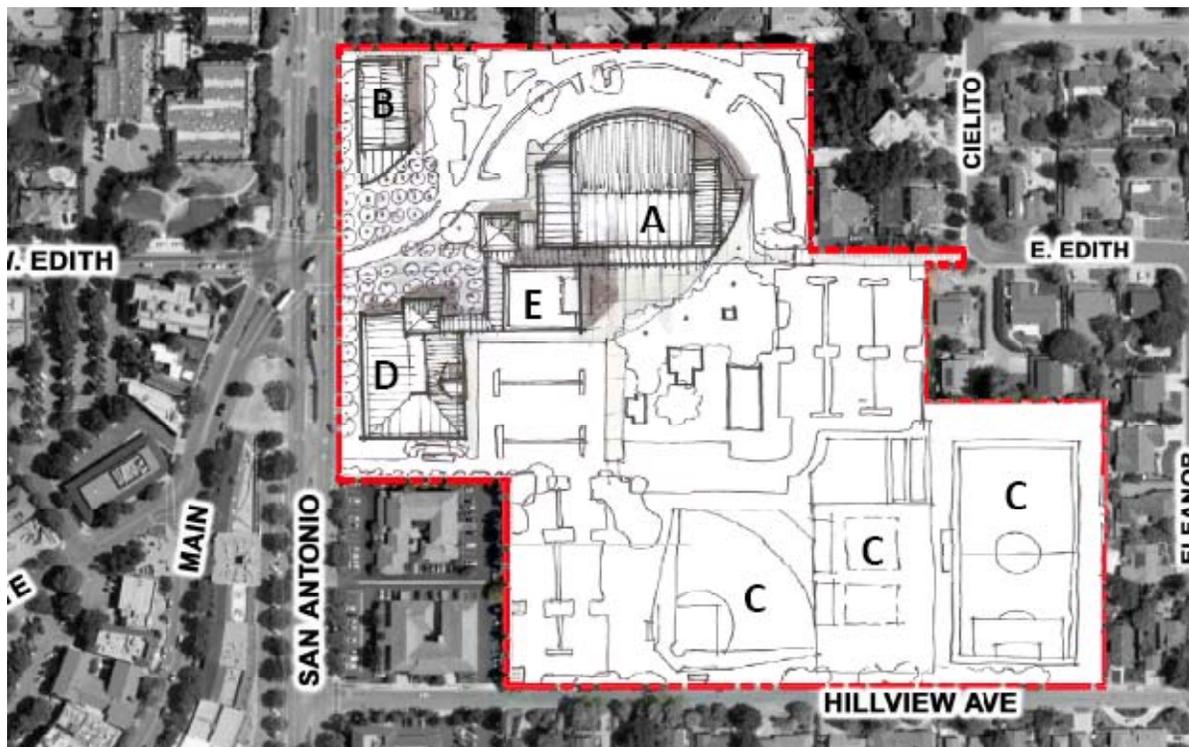
The Police building, Library and Orchard are located along San Antonio Road and flank a drive-through garden and entry plaza that serves as an extension of Main Street into the site. The Theater and combined City Hall / Community Center buildings serve as a backdrop to the entry plaza and complete the civic presence on San Antonio Road. The curvilinear shape of the street is mirrored in the shape of the buildings, providing architectural interest and visually leading to the interior public plaza, adjacent to the historic woodlands.

A combined Community Center and City Hall in one building offers increased shared use of spaces as well as allowing full exterior program of Athletic Fields, Aquatic Facility and Skate Park.

Parking Concept

Scenario Three assumes a requirement of 520 parking spaces. All parking requirements are met with surface parking.

- A. Community Center / City Hall
- B. Police Department
- C. Athletic Fields, Swim Facility and Skate Park
- D. Library
- E. Theater



II. Plan Layouts

Scenario Three

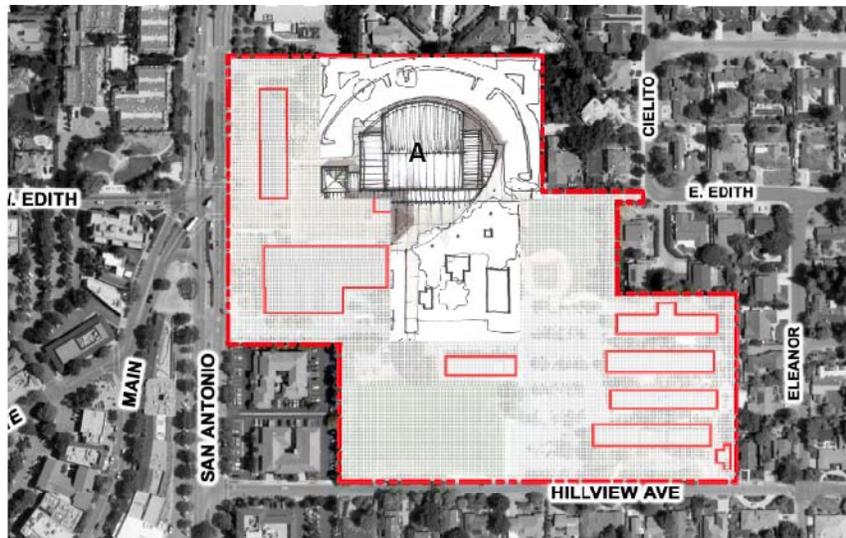
Phasing Strategy

The Existing History House and History Museum will remain in their existing location.

The Master Plan for the site in Scenario Three would be developed over time in phases as follows. Library and Police will require alternate locations for their continued operations during construction.



Phase One: Existing Police Department building, Youth Center and Orchard are demolished and a new combined, two-story City Hall and Community Center building (A) is constructed. New vehicular road and adjacent surface parking are constructed.



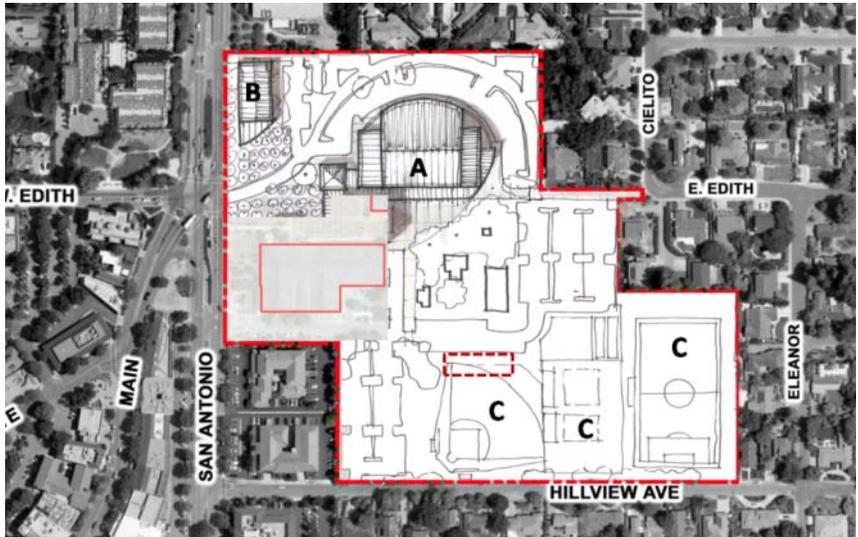
II. Plan Layouts

Scenario Three

Phase Two: Existing City Hall is demolished and a new two-story Police Department (B) is constructed in the northwest corner of the site along San Antonio Road. Orchard trees are planted on either side of the vehicular entrance to the site, creating a garden and entry plaza.



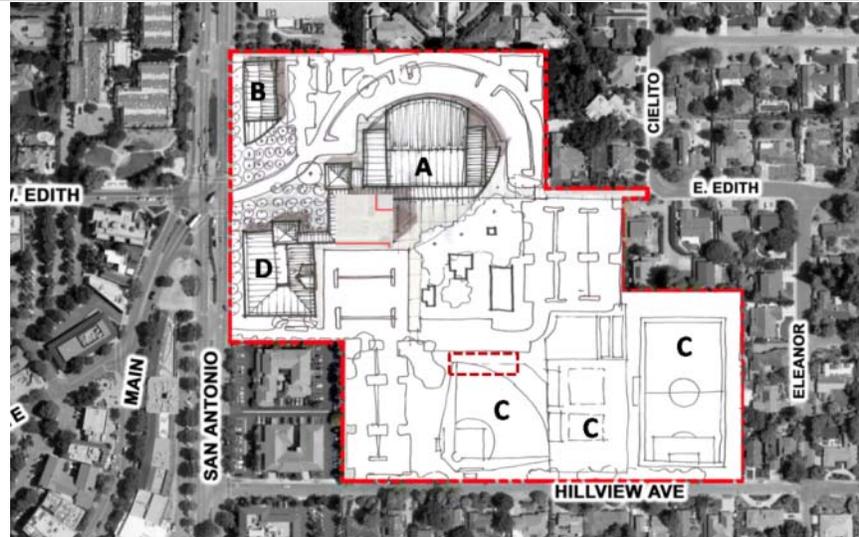
Phase Three: Existing Hillview Community Center buildings are demolished. Existing Bus Barn facility will remain until a new Theater is built. The Baseball outfield will be less than regulation size until the time that the Bus Barn is demolished. New Athletic Fields, Aquatic Center and Skate Park (C) are constructed with adjacent surface parking.



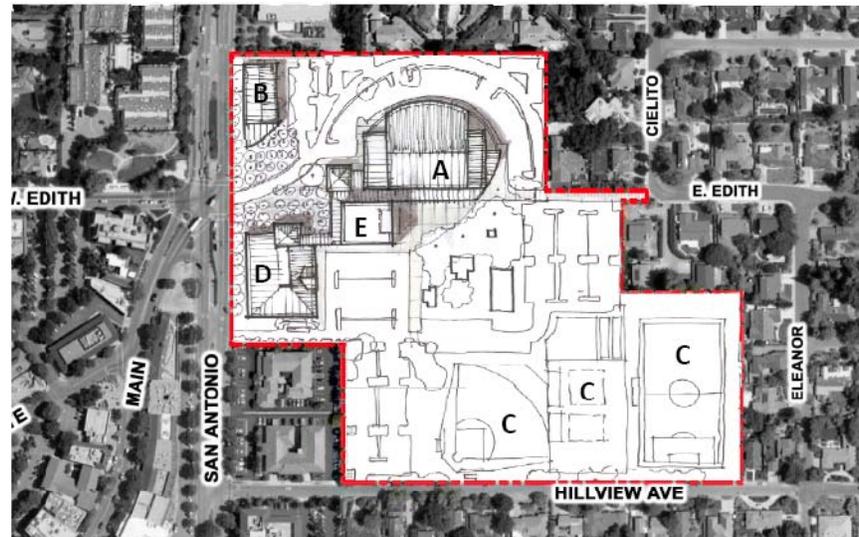
II. Plan Layouts

Scenario Three

Phase Four: Existing Library is demolished and a new two-story Library (D) is constructed in a new location with adjacent surface parking.



Phase Five: A new Theater (E) is constructed completing the civic plaza.



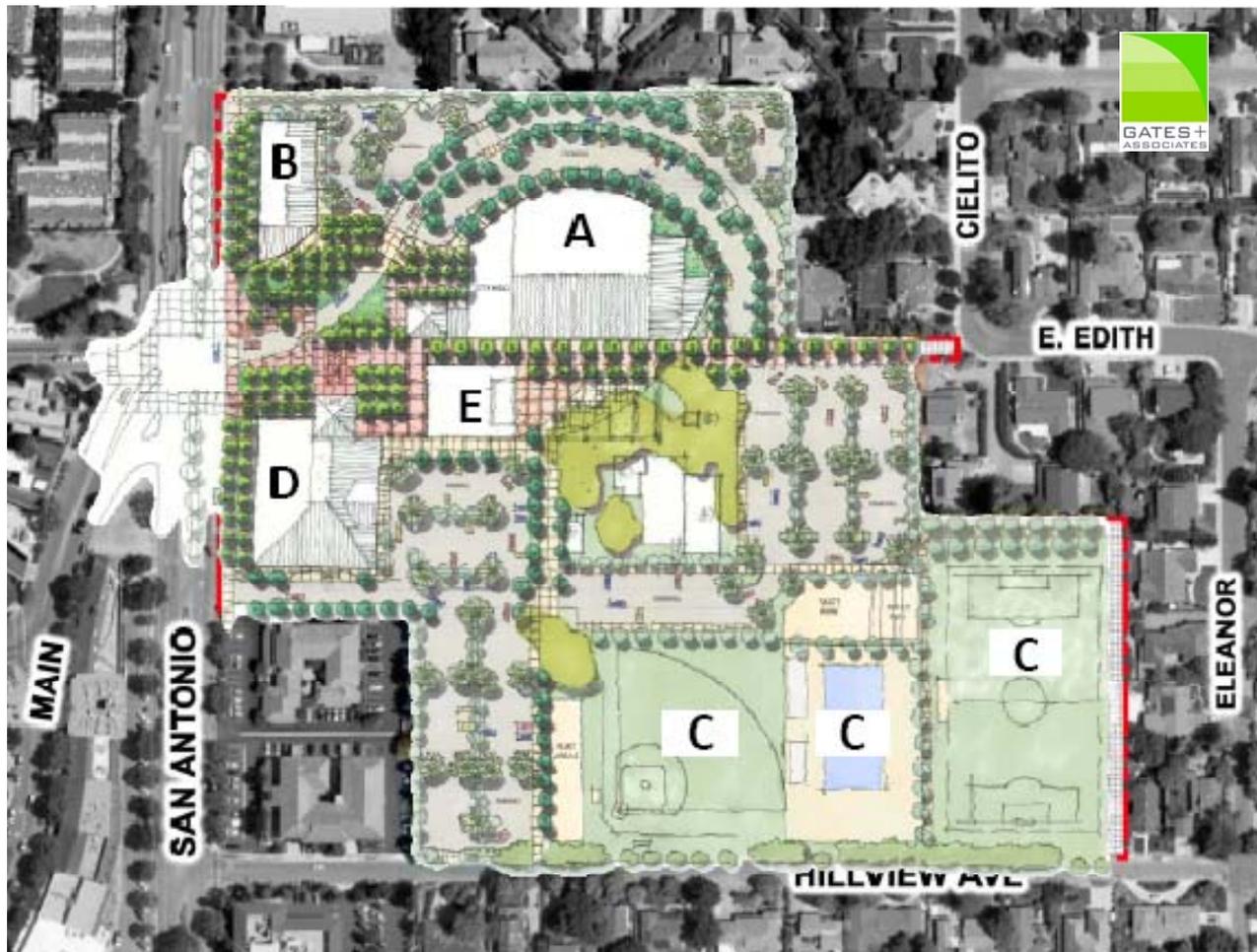
II. Plan Layouts

Scenario Three

Landscape Concept

The landscape design provides tree-lined circulation paths. Orchard trees are prominent along San Antonio and dispersed around the civic plazas. Existing and new trees buffer parking areas and sports fields from neighboring residential properties.

- A. Community Center / City Hall
- B. Police Department
- C. Athletic Fields, Swim Facility and Skate Park
- D. Library
- E. Theater



II. Plan Layouts

Scenario Three

Community Comments

Feedback from the Community for Scenario Three is summarized as follows:

- Like Organic Curve and Flow of Site Layout
- Best Connectivity to Downtown
- Consider Increase in Parking Adjacent to Library (above grade or below grade)
- Street and Parking Adjacency to Neighbors Needs Landscape Buffer
- Like City Hall / Community Center Combination
- Concern with Stray Foul Balls onto Hillview
- No Baseball Field Use during Phasing
- Pedestrian Access to Orchard should be Enhanced



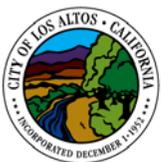
II. Plan Layouts

Key Insights

The following matrix is a side by side comparison of the opportunities and constraints of the three Site Facility Scenarios.



Design Drivers	Scenario One	Scenario Two	Scenario Three
Connectivity to Downtown	Good Civic Presence	Good Village Aesthetic	Excellent Main Street Connection
Safe Vehicle and Pedestrian Access	Very Good	Reduced	Good
Enlarged and Enhanced Open Space	Very Good	Reduced	Good
Protection of Significant Trees	Good	Very Good	Good
Promotion of Los Altos History	Very Good	Good	Very Good
Maximized Shared Use of Program Elements	Very Good	Good	Excellent
Establishment of Multi-Generational Facilities	Good	Reduced	Very Good
Sustainably Designed and Efficient Facilities	Very Good	Good	Very Good
Contextual Aesthetic that Maintains a Village Feel	Two Story Campus	Single Story, Similar to Existing	Two Story Campus
Neighborhood Residential Concerns	Some Concerns	Less Concerns	Some Concerns
Neighborhood Commercial Concerns	Very Good	Good	Good
Minimizing Exiting to / from Hillview	Single at Existing	Two Exits	Single Exit
Phasing Strategy Impacts	Minimal	Some Impacts	Minimal
Cost	\$\$\$\$	\$\$\$	\$\$\$\$



III. Cost Model

Basis for Cost Analysis

Cost Model Components

The following pieces of a conceptual Cost Model were analyzed for each of the three Site Facility Scenarios:

- **Hard Costs:** direct costs to construct a building or structure, otherwise known as "brick and mortar" costs. Hard costs include are building and site costs, design contingency, contractor overhead and profit, and change order contingency.
- **Soft Costs:** expenses other than hard costs incurred in developing a project. Soft costs include design fees, permits, testing and inspections.
- **Escalation** is estimated from historic data and is included as a compounding annual estimated rate. The assumption of project time frame and escalation assumptions is unpredictable and must be revisited at each stage of the project.
- **Contingencies:** Three contingencies have been established:
 - Design Contingency – this is held within the established design budget to accommodate unknowns that arise during the project design.
 - Change Order Contingency – this is held as part of the construction cost to accommodate unknowns that occur during the construction process.
 - Project Contingency – this is held by the owner outside of the total construction budget to accommodate any unknowns or design additions that arise during the project process.

Cost Model Assumptions

The following assumptions were made in the development of the following Cost Analysis tables:

- Schedule Assumptions, made for modeling purposes only:
 - Estimated Mid-Point of Construction: May 2014
 - Single Phase Construction of Approximately 18 to 24 Months
- Construction Delivery
 - Competitively Bid, Minimum of 5 Qualified Bids
 - Contractor to Pay Prevailing Wages
 - No Phasing Priority Assumptions are Made at this Time
 - Full Site Access During Normal Business Hours
- This Cost Model Is Not a Cost Estimate, but Provides Budgetary Numbers Only
- This Cost Model Does Not Include:
 - Furniture, Fixtures and Equipment
 - Cost of Financing
 - Moving Expenses
 - Temporary Operational Expenses
 - Regulatory Fees
 - City Staff Time



III. Cost Model

Conceptual Cost Model

Site Hard Costs

Program	Unit	Scenario One		Scenario Two		Scenario Three	
		Area	Cost	Area	Cost	Area	Cost
Site Demolition			\$ 108,200		\$ 95,000		\$ 108,200
Excavation, Fill, Grading			\$ 1,185,032		\$ 941,389		\$ 1,015,292
Site Utilities			\$ 3,703,790		\$ 2,808,639		\$ 3,090,410
General Site Work			\$ 3,957,538		\$ 4,050,683		\$ 5,717,198
Subtotal			\$ 8,975,201		\$ 7,895,711		\$ 9,931,101
C.O. Contingency	10%		\$ 897,520		\$ 787,571		\$ 993,110
General Conditions	8%		\$ 718,016		\$ 694,823		\$ 794,488
Profit	6%		\$ 538,512		\$ 562,806		\$ 595,866
Bonds/Insurance	2.5%		\$ 224,380		\$ 248,573		\$ 248,277
Site Total			\$ 11,353,629		\$ 10,191,484		\$ 12,562,842

Building Hard Costs

Program	\$/SF	Scenario One		Scenario Two		Scenario Three	
		Area	Cost	Area	Cost	Area	Cost
Civic Building	\$ 340	19,880	\$ 6,759,200	19,880	\$ 6,759,200	19,880	\$ 6,759,200
Police Building	\$ 450	18,814	\$ 8,466,300	18,814	\$ 8,466,300	18,814	\$ 8,466,300
Community Center	\$ 330	55,600	\$ 18,348,000	55,600	\$ 18,348,000	55,600	\$ 18,348,000
Theater	\$ 420	12,500	\$ 5,250,000	12,500	\$ 5,250,000	12,500	\$ 5,250,000
Library (New)	\$ 380	47,866	\$ 18,189,080	-	-	47,866	\$ 18,189,080
Library (Renovate)	\$ 300	-	-	26,100	\$ 9,004,500	-	-
Swim Facility	-	-	\$ 4,786,350	-	-	-	\$ 4,786,350
Parking Structure	\$ 90	42,000	\$ 3,780,000	-	-	-	-
Building Hard Costs Subtotal			\$ 65,578,930		\$ 47,828,000		\$ 61,798,930
C.O. Contingency	10%		\$ 6,557,893		\$ 4,782,800		\$ 6,179,893
General Conditions	8%		\$ 5,246,314		\$ 3,826,240		\$ 4,943,914
Profit	6%		\$ 3,934,736		\$ 2,869,680		\$ 3,707,936
Bonds/Insurance	2.5%		\$ 1,639,473		\$ 1,195,700		\$ 1,544,973
Building Hard Costs Total			\$ 82,957,346		\$ 60,502,420		\$ 78,175,646



III. Cost Model

Conceptual Cost Model

Total Anticipated Project Costs (In Today's Dollars)

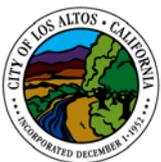
Program	Unit	Scenario One		Scenario Two		Scenario Three	
		Area	Cost	Area	Cost	Area	Cost
Building Hard Costs			\$ 82,957,346		\$ 60,502,420		\$ 78,175,646
Site Hard Costs			\$ 11,353,629		\$ 10,191,484		\$ 12,562,842
Subtotal			\$ 94,310,975		\$ 70,693,904		\$ 90,738,489
Soft Costs	35 %		\$ 33,008,841		\$ 24,742,866		\$ 31,758,471
Today's Costs (2009 Dollars)			\$ 127,319,817		\$ 95,436,770		\$ 122,496,960

Total Anticipated Project Costs (Escalated)

Program	Unit	Scenario One		Scenario Two		Scenario Three	
		Area	Cost	Area	Cost	Area	Cost
Today's Costs (2009 Dollars)			\$ 127,319,817		\$ 95,436,770		\$ 122,496,960
Escalation	16 %		\$ 20,371,171		\$ 15,269,883		\$ 19,599,514
<i>** 3% for 6 years, compounding annually (mid point of construction in 2014)</i>							
Project Contingency	10 %		\$ 12,731,982		\$ 9,543,677		\$ 12,249,696
Total Estimated Project Costs			\$ 160,422,969		\$ 120,250,330		\$ 154,346,169
10% Above Modeled Cost			\$ 176,465,266		\$ 132,275,363		\$ 169,780,786
20% Above Modeled Cost			\$ 192,507,563		\$ 144,300,396		\$ 185,215,403
Phased Construction		Premium Unknown	To Be Determined Upon Phasing Finalization				
LEED Certification Premium		Certification Only	No Added Premium				
		Silver or Gold	Add 3 – 5%				
		Platinum	Add 5 – 10%				



III. Cost Model



IV. Preferred Facility Scenario

Council Direction for Preferred Scenario

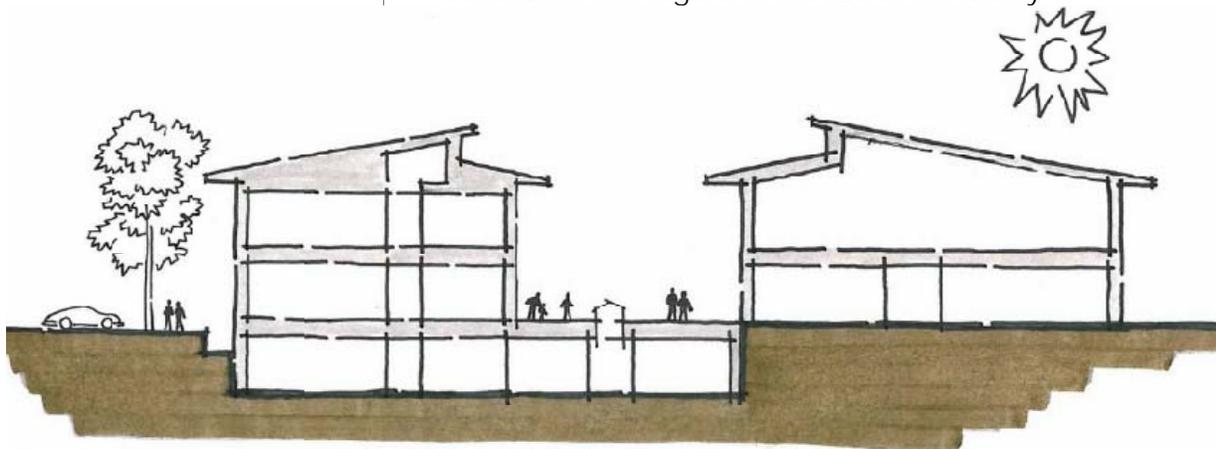
After review of the three Site Facility Scenarios, the City Council selected Scenario Three as the general direction with the following considerations and direction for the development of the Preferred Scenario:

- History House to Remain in its Existing Location
- Neutra House to Remain in its Existing Location
- Provide Surface Parking Only to Assess Total Spaces Possible (with Exception of Police Underground Secured Garage)
- Full Program for Civic Services, Police, Community Center
- Maintain a Dotted Line for Theater location on the Site and Explore Alternate Location and Feasibility at Village Park
- Maintain Flexibility of New Library or Expansion/Renovation
- Include Two Pools and Water Play Swim Facility
- Exclude a Skate Park; an Alternate Location will be Determined by the City
- Increase Landscape Buffers at Residential Neighbors where Possible
- Assess Options for Development of Below Grade Construction

Response to Council Direction

The development of the Preferred Scenario responds to the above Council direction in the following areas:

- An initial conceptual building section for the Community Center facility was developed to identify opportunities and constraints with regard to the size of this facility.



- Below grade construction options were explored in the areas of public program space, back of house program elements and parking.
 - Public Programming is challenging to locate below grade due to impacts to accessibility, access to natural light and ventilation, and allowance of direct access to the exterior.

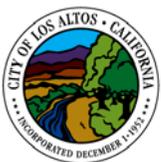


IV. Preferred Facility Scenario

Council Direction for Preferred Scenario

This is not suggested as a method to pursue for these facilities.

- There is not enough of a critical mass of support spaces (mechanical rooms, storage, etc.) to effectively build a lower grade level in these facilities. In addition, most of these types of spaces are programmatically tied to public program spaces because of use and proximity preferences. This is not suggested as a method to pursue for these facilities.
- Underground parking does appear to be effective in the master plan layout; one identified challenge will be allowing for vehicular ramp access without disturbing the facility layout, drop off locations adjacent to major facility entries, and the flow of pedestrian traffic on the site.
- The Library Facility is maintained in its existing location to allow for optimal flexibility.
- In the instance of a new Library facility, increased potential for parking was assessed.
- Landscape buffer at the site's perimeter adjacent to residential neighbors was increased.



IV. Preferred Facility Scenario

Development of Preferred Scenario

The first step in development of the Preferred Scenario was a refinement of the initial Parking Strategy previously outlined in this report. This effort was done in collaboration with City staff with the following guidelines:

- Established Use Expectations by Program Element
- Developed a Parking Distribution Strategy
- Refined Shared Use Concept
- Developed Additional Parking Options:
 - Increased below grade secure parking for Police staff and Police vehicles
 - Added drop off areas
 - Increased proximate parking to the Community Center and City Hall
 - Developed cost options for increased underground or structured parking (with potential for increase in landscaped areas)

Program Element	Basis of Calculation (City of Los Altos Parking Requirements)		Parking Count
City Hall Staff	1 per 1 employees	45	45
City Hall Pool Cars	1 per 1 Vehicle	10	10
City Hall Visitors	-	10	10
City Hall Council Chambers	1 per 2 seats	200 seating capacity	*(100)
Recreation (Including Staff)	1 per 300 SF (Public Space)	55,600 SF	185
Police Staff (Secured)	1 per 2 employees	60	30
Police Staff Patrol and Department Cars (Secured)	1 per 1 Vehicle	36	36
Police Visitors	-	5	5
Library (including Staff)	1 per 400 SF (Public Space)	47,866 SF	120
History House and History Museum	-	Maintain Existing Usage	44
Swim Center	-	126 (per EIR)	126
Baseball	1:1	15 players/team + coach	*(32)
Soccer	1:1	22 players/team + coach	*(46)
	Existing 343 spaces	TOTAL	611

*Assumes Shared Use of these Spaces



IV. Preferred Facility Scenario



IV. Preferred Facility Scenario

Preferred Facility Scenario

Site Concept Overview

No major adjustments were made to the site concept of Scenario Three in the development of the Preferred Facility Scenario.



Site Architectural Concept

The architectural concept of a civic, public plaza on San Antonio Road and a quieter, internal public gathering space near the existing historic woodlands was maintained by shifting the location of City Hall to the position originally planned for the Theater, whose location was being explored off-site. This allows for separation of the more public plaza from the quieter public gathering space.

Parking Concept

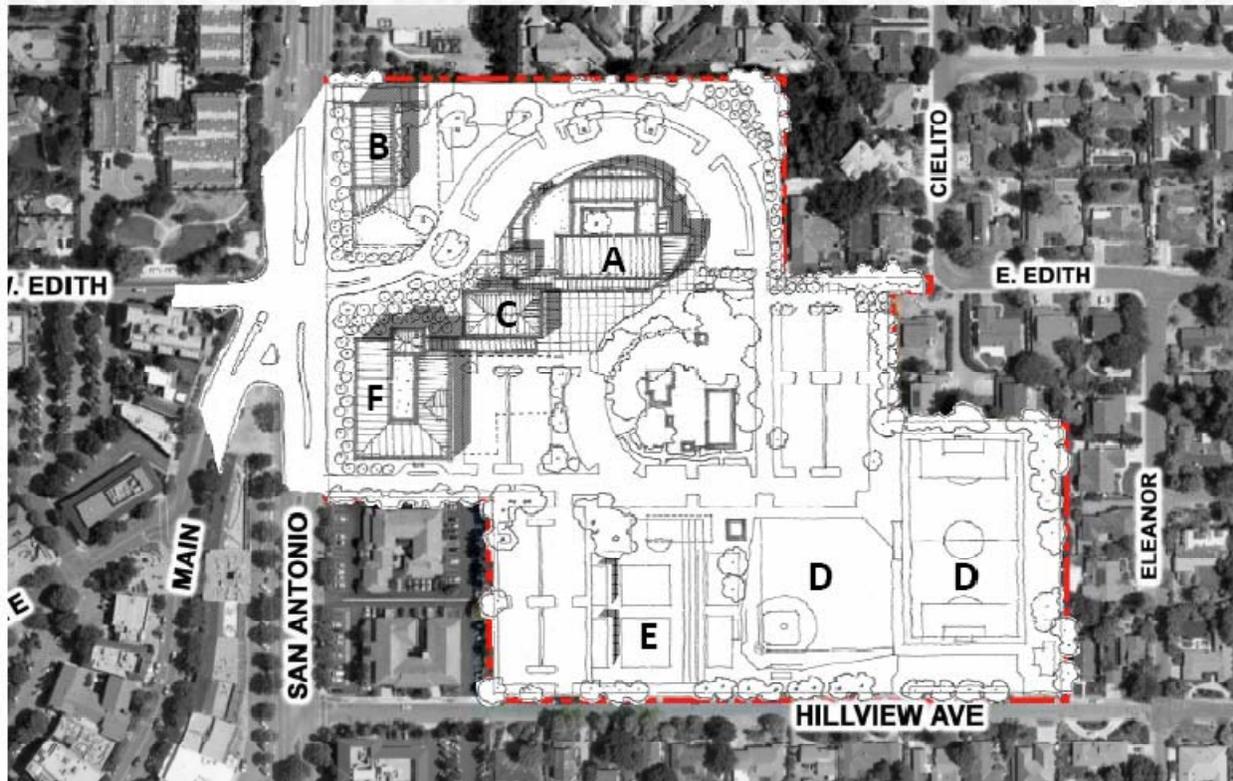
Based on the refined Parking counts, a substantial amount of surface parking was added as well as an increase in the underground Police parking to fully accommodate their secure parking requirements.



IV. Preferred Facility Scenario

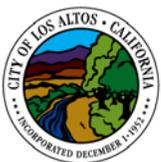
Preferred Facility Scenario

- | | |
|----------------------|--------------------|
| A. Community Center | D. Athletic Fields |
| B. Police Department | E. Swim Facility |
| C. City Hall | F. Library |



Phasing Strategy

The Master Plan for the site would be developed over time in multiple phases. In Phase I City Hall, Police, and the Youth Center will be displaced which will require finding alternate locations for those activities. The Community Center can remain uninterrupted in its current location during construction. In Phase II Athletic Fields and Theater will be displaced. In Phase III the Library will be displaced. It is anticipated that the existing Hillview Community Center facility may be used as temporary housing in some phases, as appropriate.



IV. Preferred Facility Scenario

Preferred Facility Scenario

Existing History House, History Museum and the surrounding grounds and historic woodlands will be maintained in their existing location. The Neutra House will remain in its existing location.



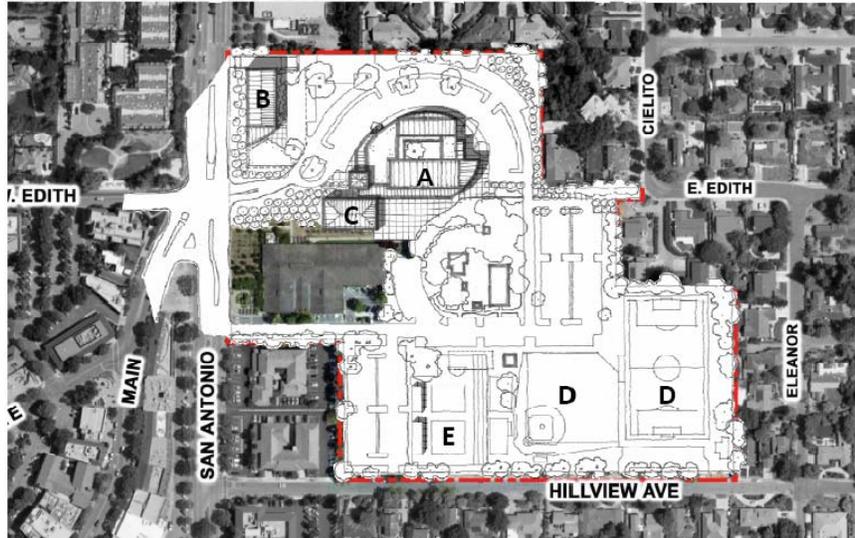
Phase One: City Hall, Police, Youth Center buildings and Orchard are demolished and a new two-story building housing the Community Center (A) and City Hall (C) and a new two-story Police Building (B) are constructed. New vehicular road, adjacent surface parking and underground secured Police parking are constructed. It is anticipated that the existing Hillview Community Center will be used for temporary housing of services and then will be demolished at the end of this phase.



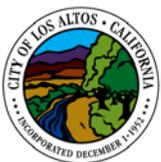
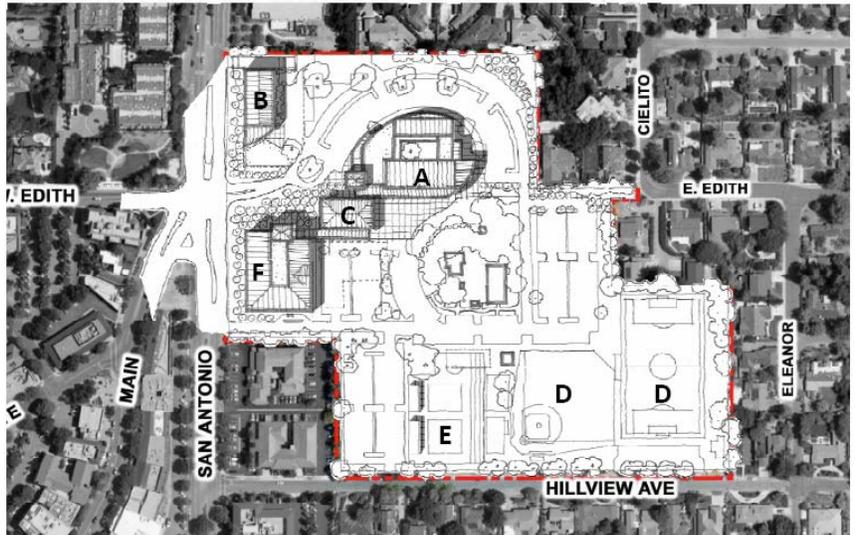
IV. Preferred Facility Scenario

Preferred Facility Scenario

Phase Two: Existing athletic fields are demolished and athletic fields (D) and a Swim Facility (E) are constructed. The existing Bus Barn facility will be demolished upon start of construction of the Swim Facility.



Phase Three: Existing Library is renovated/expanded or newly constructed with adjacent surface parking. If library is remodeled or added to rather than rebuilt as a two-story facility, additional assessment of parking impacts on the overall site will be required.



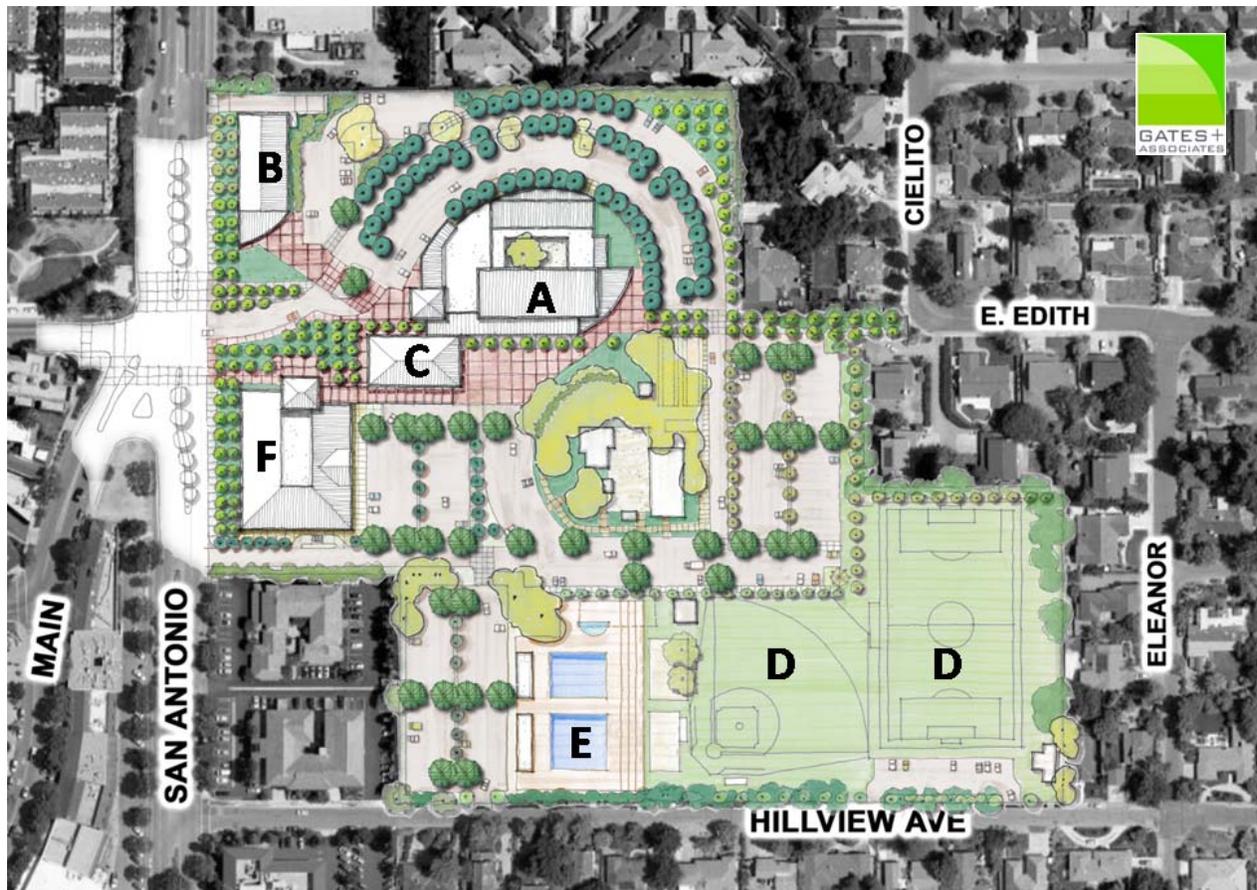
IV. Preferred Facility Scenario

Preferred Facility Scenario

Landscape Concept

The landscape design includes the Orchard and a potential location for a water feature in the interior public courtyard along San Antonio Road as well as an interior green courtyard. Plantings buffer parking areas and sports fields from neighboring residential properties and trees line the pedestrian pathways within the site.

- | | |
|----------------------|--------------------|
| A. Community Center | D. Athletic Fields |
| B. Police Department | E. Swim Facility |
| C. City Hall | F. Library |



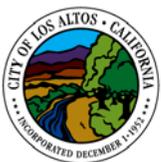
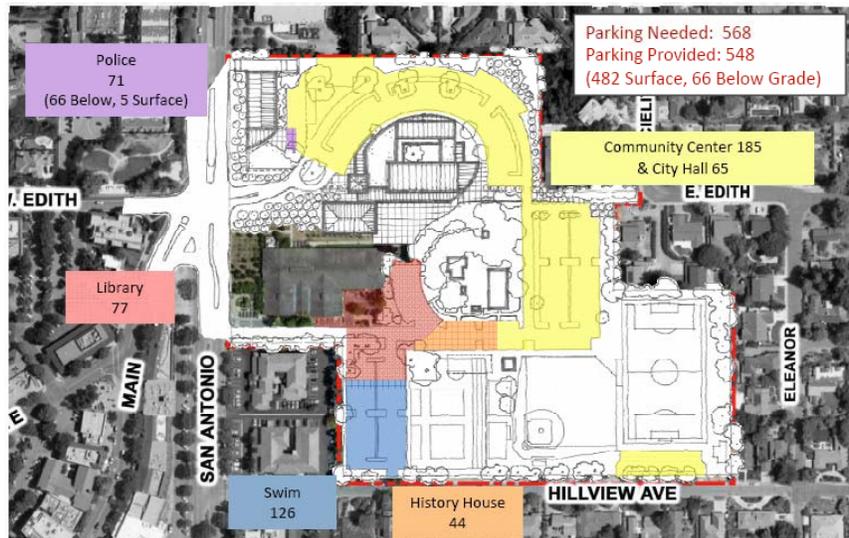
IV. Preferred Facility Scenario

Parking Phasing Strategy

The following images depict a phased analysis of parking concentration and adjacency to each program element. The City has the option to include thirty street parking spaces along Hillview Avenue in the overall parking counts, if they feel it is necessary. Again, these parking counts assume only shared use of the athletic fields and the City Council chambers. All other uses are assumed to be able to fully park all at the same time.

Upon completion of Phase One there is ample parking beyond the number of required spaces without the use of street parking for the services provided on the site. Underground secure parking for Police is complete. More remote parking designated for Community Center and City Hall program elements would ideally be assigned for employee use, allowing visitors more convenient access to the buildings.

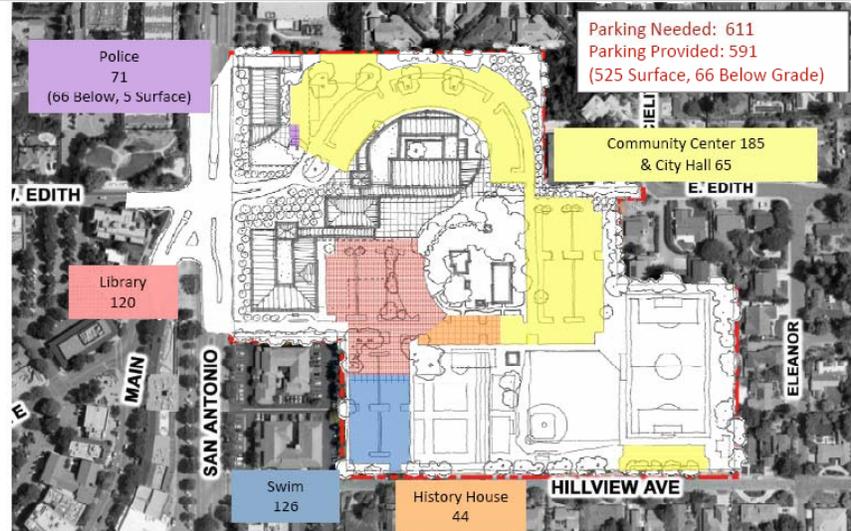
Upon completion of Phase Two the concentration of parking for the Community Center is more adjacent to the building. Full traffic through access is complete with the connection of the circular entry drive to the parking areas concentrated near the Swim Facility and History house accessed from Hillview Avenue. In order to meet the full parking required, the street parking on Hillview will be needed.



IV. Preferred Facility Scenario

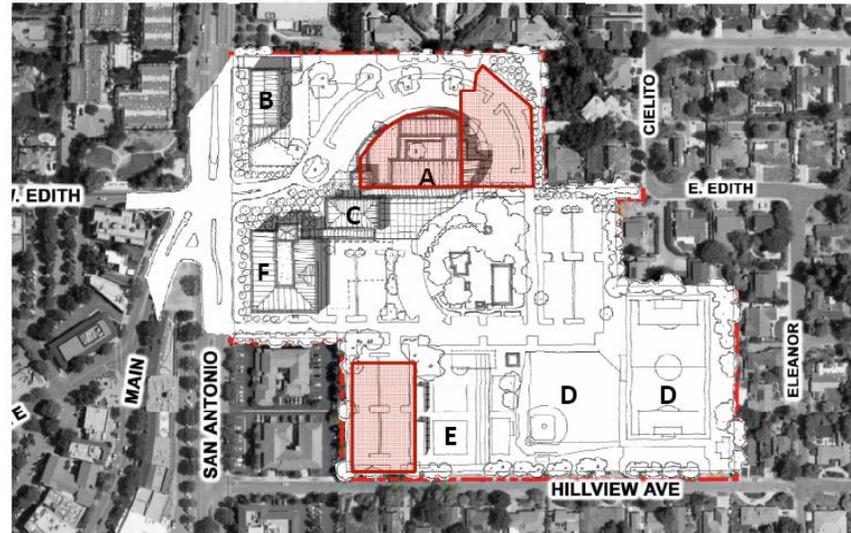
Parking Phasing Strategy

Upon completion of Phase Three, Library parking requirements are increased. The use of street parking spaces on Hillview Avenue continues to be necessary to accommodate the full amount of parking required.



Additional Parking Options

Additional parking options that are suggested for review are as follows:



To address additional capacity adjacent to the most high traffic facilities, two options for underground garages were explored:

- Underground Garage 1: Additional ~65 spaces – access ramp could be directly off of the curving roadway, and could be located under landscaping and other parking rather than under the structure of the Community Center facility.
- Underground Garage 2: Additional ~65 spaces – this garage would be located underneath the Community Center facility, and access ramp location would have to be coordinated with



IV. Preferred Facility Scenario

Parking Phasing Strategy

pedestrian traffic patterns and drop off locations. This could be attached to Underground Garage 1 to allow for a very efficient, large area of parking directly proximate to high use facilities.

- Structured Parking 3: Additional ~80 spaces – this could accommodate the large amount of vehicle traffic associated with the Swim Facility and Library program elements.

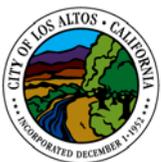
Theater Location Options

The direction given by the City Council on February 10, 2009 was to remove the Theater program from the site while maintaining a dashed line on the site plan for its potential location. It was requested by City staff that the Parks, Arts and Recreation Commission review the possibility of locating the Theater in the park site at San Antonio and Edith, across the street from the Community Center site. The Commission opposed reducing park and open space to build the Theater at San Antonio and Edith.

The following potential options for moving forward were identified:

1. Council pursues further San Antonio and Edith site feasibility review considering enhancement of open space and park areas on the Community Center campus
2. Council pursues underground parking on Master Plan site to create a park area in the location currently planned for parking to replace the San Antonio and Edith site park
3. Council directs the City of Los Altos to investigate other potential sites
4. Council directs the Architect revise the Master Plan layout to accommodate the Theater program element on the site:
 - City Hall program will be added to the Community Center footprint requiring either underground or third story program space
 - Total parking count to be impacted requiring either shared use or additional parking on site
 - Cost Model Analysis to be revised

Council directed that option 4 be pursued to develop an alternate plan for the site layout that reinserts the Theater into the Community Center site layout.



IV. Preferred Facility Scenario

Conceptual Cost Model

No major revisions were made to the Cost Modeling assumptions developed for Scenario Three in the development of the Preferred Facility Scenario Cost Model. Midpoints of Construction for each of the phases were established for escalation as follows:

- Phase I: May 2013
- Phase II: May 2015
- Phase III: May 2016
- Phase IV: May 2016

Phase One Community Center/City Hall/Police

Program	Unit	Area/sf	Cost
Demolition (LAYC, Police, City Hall and Community Center)			\$ 777,510
Site Work			\$ 3,793,233
Community Center	\$ 330	55,600	\$ 18,347,838
City Hall Facility	\$ 340	19,880	\$ 6,759,200
Police Facility	\$ 325	18,814	\$ 6,114,550
Police Garage	\$ 115	25,600	\$ 2,944,000
Hard Costs Subtotal			\$ 38,736,331
C.O. Contingency	10%		\$ 3,873,633
General Conditions	8%		\$ 3,098,906
Profit	6%		\$ 2,324,180
Bonds/Insurance	2.5%		\$ 968,408
Hard Costs Total			\$ 49,001,458

Program	Unit	Cost
Hard Costs Total		\$ 49,001,458
Soft Costs	35 %	\$ 17,150,510
Project Subtotal		\$ 66,151,968
Escalation	*13%	\$ 8,599,756
Project Contingency	10 %	\$ 6,615,197
Total Estimated Phase Costs		\$ 81,366,921

* Escalation: 3% for 5 years, compounding annually to mid-point of construction in 2013

10% Above Modeled Cost	\$ 89,503,613
20% Above Modeled Cost	\$ 97,640,305
LEED Certification Only	No Added Premium
LEED Silver or Gold	Add ~ 3 - 5%
LEED Platinum	Add ~ 5 - 10%



IV. Preferred Facility Scenario

Conceptual Cost Model

Phase Two Athletic Fields/Parking/Swim

Program	Unit	Area/sf	Cost
Site Work			\$ 3,714,704
Swim Facility	-	-	\$ 4,085,224
Hard Costs Subtotal			\$ 7,799,928
C.O. Contingency	10%		\$ 779,993
General Conditions	8%		\$ 623,994
Profit	6%		\$ 467,996
Bonds/Insurance	2.5%		\$ 194,998
Hard Costs Total			\$ 9,866,909

Program	Unit	Cost
Hard Costs Total		\$ 9,866,909
Soft Costs	35 %	\$ 3,453,418
Project Subtotal		\$ 13,320,327
Escalation	*20%	\$ 2,664,065
Project Contingency	10 %	\$ 1,332,033
Total Estimated Phase Costs		\$ 17,316,425

* Escalation: 3% for 7 years, compounding annually to mid-point of construction in 2015

10% Above Modeled Cost	\$ 19,048,067
20% Above Modeled Cost	\$ 20,779,710
LEED Certification Only	No Added Premium
LEED Silver or Gold	Add ~ 3 - 5%
LEED Platinum	Add ~ 5 - 10%

Phase Three Library (New Facility)

Program	Unit	Area/sf	Cost
Site Work			\$ 1,684,642
Library	\$ 320	47,866	\$ 15,791,984
Hard Costs Subtotal			\$ 17,476,626
C.O. Contingency	10%		\$ 1,747,663
General Conditions	8%		\$ 1,398,130
Profit	6%		\$ 1,048,598
Bonds/Insurance	2.5%		\$ 436,916
Hard Costs Total			\$ 22,107,933

Program	Unit	Cost
Hard Costs Total		\$ 22,107,933
Soft Costs	35 %	\$ 7,737,777
Project Subtotal		\$ 29,845,710
Escalation	*23%	\$ 6,864,513
Project Contingency	10 %	\$ 2,984,571
Total Estimated Phase Costs		\$ 39,694,794

* Escalation: 3% for 8 years, compounding annually to mid-point of construction in 2016

10% Above Modeled Cost	\$ 19,877,644
20% Above Modeled Cost	\$ 21,684,703
LEED Certification Only	No Added Premium
LEED Silver or Gold	Add ~ 3 - 5%
LEED Platinum	Add ~ 5 - 10%



IV. Preferred Facility Scenario

Conceptual Cost Model

Phase Four Theater (at Park Site*)

Program	Unit	Area/sf	Cost
Site Work			\$ 460,000
Theater Facility	\$ 420	12,500	\$ 4,830,000
Hard Costs Subtotal			\$ 5,290,000
C.O. Contingency	10%		\$ 529,000
General Conditions	8%		\$ 423,200
Profit	6%		\$ 317,400
Bonds/Insurance	2.5%		\$ 132,250
Hard Costs Total			\$ 6,691,850

* If Theater is located on the Community Center Site, reassessment of costs for Theater construction and other impacts to surrounding areas would need to be assessed.

Program	Unit	Cost
Hard Costs Total		\$ 6,691,850
Soft Costs	35 %	\$ 2,342,148
Project Subtotal		\$ 9,033,998
Escalation	*23%	\$ 2,077,820
Project Contingency	10 %	\$ 903,400
Total Estimated Phase Costs		\$ 12,015,218

* Escalation: 3% for 8 years, compounding annually to mid-point of construction in 2016

10% Above Modeled Cost	\$ 13,216,739
20% Above Modeled Cost	\$ 14,418,261
LEED Certification Only	No Added Premium
LEED Silver or Gold	Add ~ 3 - 5%
LEED Platinum	Add ~ 5 - 10%



IV. Preferred Facility Scenario

Conceptual Cost Model

Additional Parking Options

		Garage 1 (~65 spaces)	
Program	Unit	Area/sf	Cost
Hard Costs Subtotal	\$ 110	29,500	\$ 2,849,000
C.O. Contingency	10%		\$ 284,900
General Conditions	8%		\$ 227,920
Profit	6%		\$ 170,940
Bonds/Insurance	2.5%		\$ 71,225
Hard Costs Total			\$ 3,603,985
Soft Costs	35 %		\$ 1,261,395
Project Subtotal			\$ 4,865,380
Escalation	*13%		\$ 632,499
Project Contingency	10 %		\$ 486,538
Total Estimated Costs			\$ 5,984,417

		Garage 2 (~65 spaces)	
Program	Unit	Area/sf	Cost
Hard Costs Subtotal	\$ 120	23,800	\$ 2,856,000
C.O. Contingency	10%		\$ 285,600
General Conditions	8%		\$ 228,480
Profit	6%		\$ 171,360
Bonds/Insurance	2.5%		\$ 71,400
Hard Costs Total			\$ 3,612,840
Soft Costs	35 %		\$ 1,264,494
Project Subtotal			\$ 4,877,334
Escalation	*13%		\$ 634,053
Project Contingency	10 %		\$ 487,733
Total Estimated Costs			\$ 5,999,120

		Structure 1 (~80 spaces)	
Program	Unit	Area/sf	Cost
Hard Costs Subtotal	\$ 90	28,000	\$ 2,520,000
C.O. Contingency	10%		\$ 252,000
General Conditions	8%		\$ 201,600
Profit	6%		\$ 151,200
Bonds/Insurance	2.5%		\$ 63,000
Hard Costs Total			\$ 3,187,800
Soft Costs	35 %		\$ 1,115,730
Project Subtotal			\$ 4,303,530
Escalation	*23%		\$ 989,812
Project Contingency	10 %		\$ 430,353
Total Estimated Costs			\$ 5,723,695



IV. Preferred Facility Scenario

Preferred Facility Scenario Approval

City Council gave the following direction on April 28, 2009 in response to the Final Preferred Scenario development and strategies presented:

- Direction to add the Theater footprint back into the Community Center site. The location is to be determined by Anderson Brulé Architects and should not impact Phase One or the buffer zone created adjacent to residential neighbors
- Parking Strategy is approved with flexibility to provide additional parking/underground parking as appropriate
- Preferred Scenario direction was approved with the notation that the EIR will bring new information to a formal approval process
- A deeper level of Cost Modeling was requested as the project progresses forward; this is intended to be part of the next design phases of work in the progression of the project.



IV. Preferred Facility Scenario



V. Revised Preferred Facility Scenario

Revisions to Preferred Facility Scenario

Introduction

At Council’s direction, the Multi-Purpose Theater program element was moved back into the Community Center site Master Plan. ABA was directed to identify the impacts to this action, including site layout constraints, parking impacts, and cost increases to the phasing plan, among other impacts. The direction from Council also noted that the reinsertion of the Theater should not impact the Phase I scope of work as identified in the Preferred Facility Scenario development.

ABA identified two of the most feasible locations for the Theater, and outlined the opportunities and constraints of each location. Consideration for site layout and cost impacts was outlined, but in also considering the impacts of parking, thought for not only the site layout implications but also the shared use or full multi-purpose facility use was required. The parking calculations for the full site layout were adjusted as shown in the following table.

The option for full use of the facility at any time would indicate that it should have dedicated parking, but a more theater program-specific facility that would not necessarily allow shared use throughout the day would potentially be considered a shared use program, and would not require dedicated parking.

Program Element	Basis of Calculation (City of Los Altos Parking Requirements)		Parking Count
City Hall Staff	1 per 1 employees	45	45
City Hall Pool Cars	1 per 1 Vehicle	10	10
City Hall Visitors	-	10	10
City Hall Council Chambers	1 per 2 seats	200 seating capacity	*(100)
Recreation (Including Staff)	1 per 300 SF (Public Space)	55,600 SF	185
Police Staff (Secured)	1 per 2 employees	60	30
Police Staff Patrol and Department Cars (Secured)	1 per 1 Vehicle	36	36
Police Visitors	-	5	5
Library (including Staff)	1 per 400 SF (Public Space)	47,866 SF	120
History House and History Museum	-	Maintain Existing Usage	44
Swim Center	-	126 (per EIR)	126
Baseball	1:1	15 players/team + coach	*(32)
Soccer	1:1	22 players/team + coach	*(46)
Theater	1 per 4 seats required	200 seats	50
	Existing 343 spaces	TOTAL	661

*Assumes Shared Use of these Spaces



V. Revised Preferred Facility Scenario

Revisions to Preferred Facility Scenario

Theater Option A

The Theater facility was identified in the location discussed by the City Council, in the location of the existing Baseball field. The rest of the Preferred Scenario layout would remain as designed. While this layout does not impact the phasing of the Preferred Scenario, it is also isolated from not only Downtown Los Altos but also from the other functions occurring on the Community Center site.

ABA identified the potential impacts for this location:

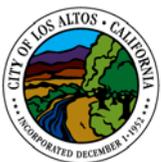
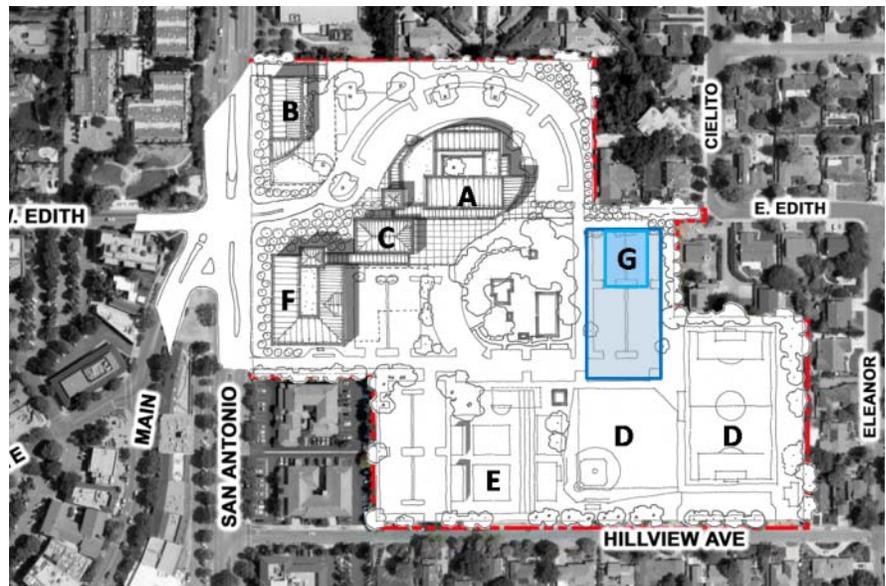
Opportunities:

- Location has No Impact on the Previously Identified Phase I

Constraints:

- The Theater Location is Very Removed from Downtown and the Site's 'Pedestrian Campus'
- There is a High Potential for Impacts to Adjacent Residential Properties: Increased Function Noise, Likely Evening Activity, Height of Structure, Loading and Unloading of Materials and Scenery/Costumes
- Parking Impact:
 - 50 Theater Program Requirement
 - 59 Surface Parking Loss for Theater Footprint
 - 109 Total Additional Parking Needed

- | | |
|----------------------|------------------|
| A. Community Center | E. Swim Facility |
| B. Police Department | F. Library |
| C. City Hall | G. Theater |
| D. Athletic Fields | |



V. Revised Preferred Facility Scenario

Revisions to Preferred Facility Scenario

Theater Option B

The Theater facility was placed in a location to take advantage of increased proximity to other facilities and functions on the site. The rest of the Preferred Scenario layout would remain as designed. This location is reminiscent of prior scenarios which identified triads of public facilities to enhance interactivity of programs and user flow.

ABA identified the potential impacts for this location:

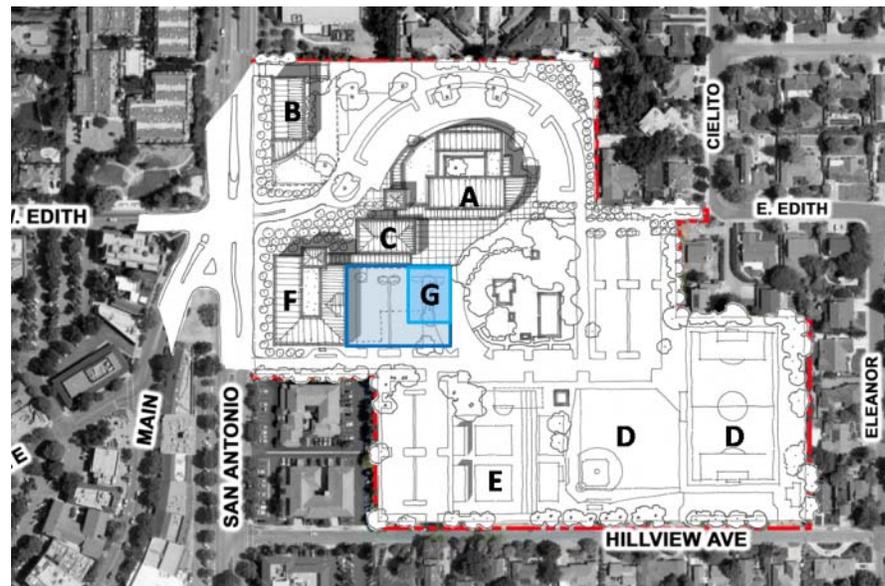
Opportunities:

- Location has No Impact on the Previously Identified Phase I
- Facility has a Direct Connection to 'Pedestrian Campus' and the Internal Public Plaza
- Location Creates Potential for Outdoor Theater Programs

Constraints:

- Lessens Critical Mass of Parking Adjacent to High Traffic Uses (Library, Theater)
- Parking Impact:
 - 50 Theater Program Requirement
 - 30 Surface Parking Loss for Theater Footprint
 - 80 Total Additional Parking Needed

- | | |
|----------------------|------------------|
| A. Community Center | E. Swim Facility |
| B. Police Department | F. Library |
| C. City Hall | G. Theater |
| D. Athletic Fields | |



V. Revised Preferred Facility Scenario

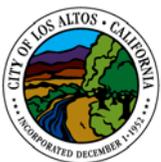
Revisions to Preferred Facility Scenario

Concept Diagram
Revisions

The original concept diagram for Scenario Three did not change in the development of the Preferred Scenario.



The concept only slightly shifted to accommodate the Theater footprint during the development of the Revised Preferred Scenario. Two triads of buildings surrounding public spaces are identified in this layout: one triad (encompassing the City Hall, Community Center and Theater) surrounds the quieter public plaza adjacent to the historic woodland area of the site, and one triad (encompassing the City Hall, Theater and Library) surrounds a parking and drop-off zone.



V. Revised Preferred Facility Scenario

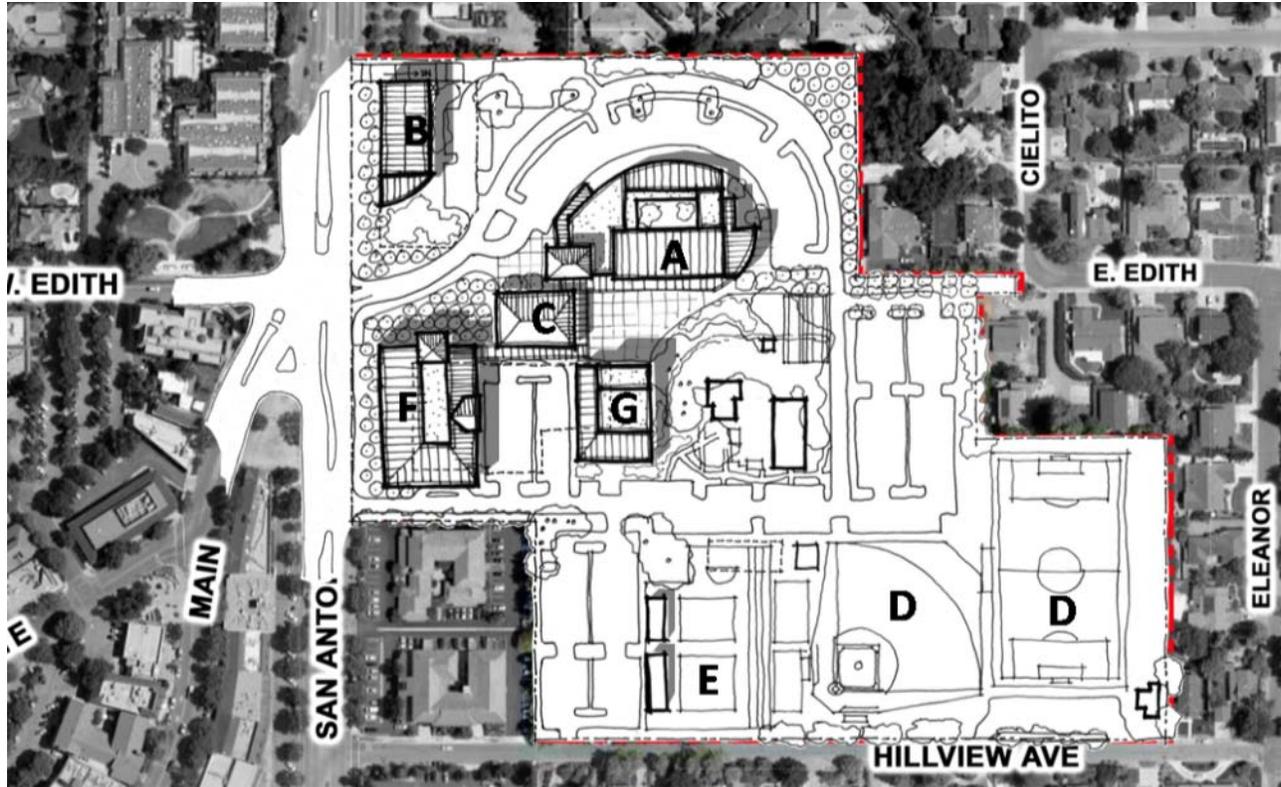
Revisions to Preferred Facility Scenario

Revised Preferred Scenario Architectural Concept

The Architectural Concept for the Revised Preferred Scenario accommodates the preferred Theater location while maintaining the separation between the entry public plaza and the quieter public plaza near the historic area of the site. Maintaining the location of the City Hall means that this quieter plaza has a boundary from San Antonio as part of Phase I.

While the Theater relocates critical parking spaces adjacent to the high traffic uses of the Library and City Hall, parking options are available both below the Theater and Library facilities and also in the adjacent parking lot next to the Swim Facility footprint. Either an above-ground parking deck or an underground garage could be sited in this location. The parking need once the Theater is back on the site is an additional 80 spaces: 50 spaces for the facility program use and 30 spaces for the surface parking offset by the building footprint.

- | | |
|-----------------------------|-------------------------|
| A. Community Center | E. Swim Facility |
| B. Police Department | F. Library |
| C. City Hall | G. Theater |
| D. Athletic Fields | |



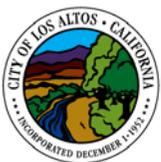
V. Revised Preferred Facility Scenario

Revisions to Preferred Facility Scenario

Revised Preferred Scenario Landscape Concept

The Landscape Concept for the Revised Preferred Scenario highlights the areas of both high traffic and more enclosed, more intimate public plazas, and identifies the landscaping design and orchard locations. Identification of the public path along the West Edith to East Edith connection is still a focal point, and other pedestrian paths throughout the site are outlined as well.

- | | |
|----------------------|------------------|
| A. Community Center | E. Swim Facility |
| B. Police Department | F. Library |
| C. City Hall | G. Theater |
| D. Athletic Fields | |



V. Revised Preferred Facility Scenario

Revisions to Preferred Facility Scenario

Parking Resolution Options

In order to resolve the parking impacts associated with the Theater program, multiple parking resolution options have been identified. Council direction is needed to finalize which of these parking options will be pursued and which phases will include the costs for these parking resolutions.

Phase One Options (Assumes 13% escalation)

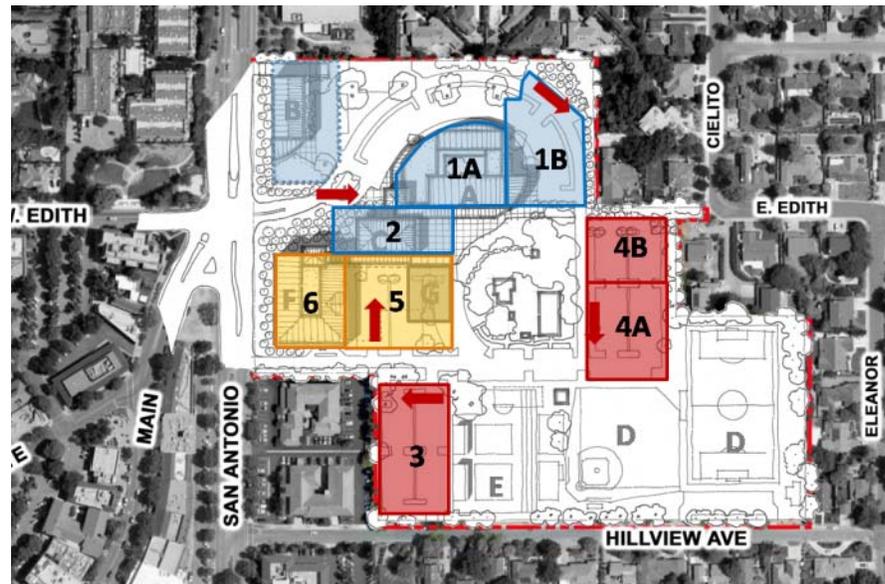
- **Option 1A:** Gain of ~65 spaces; estimated cost of \$6.0 million
- **Option 1B:** Gain of ~65 spaces; estimated cost of \$6.0 million
- **Option 2:** Gain of ~50 spaces; estimated cost of \$4.9 million

Phase Two Options (Assumes 23% escalation)

- **Option 3:** Gain of ~80 spaces; estimated cost of \$6.0 million
- **Option 4A:** Gain of ~65 spaces; estimated cost of \$7.8 million
- **Option 4B:** Gain of ~45 spaces; estimated cost of \$5.5 million

Phase Three/Four Options (Assumes 23% escalation)

- **Option 5:** Gain of ~100 spaces; estimated cost of \$10.6 million
- **Option 6:** Gain of ~70 spaces; estimated cost of \$8.8 million



V. Revised Preferred Facility Scenario

Conceptual Cost Model – Revised Preferred Scenario

Conceptual Cost Model

No major revisions were made to the Cost Modeling assumptions developed for the Preferred Scenario in the development of the Revised Preferred Facility Scenario Cost Model. Midpoints of Construction for each of the phases were established for escalation as follows:

- Phase I: May 2013
- Phase II: May 2015
- Phase III: May 2016
- Phase IV: May 2016

The costs for Phase One, Two and Three have not changed from the Preferred Scenario cost modeling, but they are shown below for reference. Phase Four, the Theater Facility, has been adjusted to indicate its location on the Community Center Master Plan site. The main adjustment is in the costs for site development surrounding the facility, as the area is larger than that shown on the alternative site explored previously.

Costs for parking to accommodate that Theater parking requirement and the parking spaces offset by the footprint of the Theater will be determined by City Council. Upon determination of which underground garages or parking decks are to be included in which phases, a final tally of the costs per phase can be identified.



V. Revised Preferred Facility Scenario

Conceptual Cost Model – Revised Preferred Scenario

Phase One Community Center/City Hall/Police

Program	Unit	Area/sf	Cost
Demolition (LAYC, Police, City Hall and Community Center)			\$ 777,510
Site Work			\$ 3,793,233
Community Center	\$ 330	55,600	\$ 18,347,838
City Hall Facility	\$ 340	19,880	\$ 6,759,200
Police Facility	\$ 325	18,814	\$ 6,114,550
Police Garage	\$ 115	25,600	\$ 2,944,000
Hard Costs Subtotal			\$ 38,736,331
C.O. Contingency	10%		\$ 3,873,633
General Conditions	8%		\$ 3,098,906
Profit	6%		\$ 2,324,180
Bonds/Insurance	2.5%		\$ 968,408
Hard Costs Total			\$ 49,001,458

Program	Unit	Cost
Hard Costs Total		\$ 49,001,458
Soft Costs	35 %	\$ 17,150,510
Project Subtotal		\$ 66,151,968
Escalation	*13%	\$ 8,599,756
Project Contingency	10 %	\$ 6,615,197
Total Estimated Phase Costs		\$ 81,366,921

* Escalation: 3% for 5 years, compounding annually to mid-point of construction in 2013

10% Above Modeled Cost	\$ 89,503,613
20% Above Modeled Cost	\$ 97,640,305
LEED Certification Only	No Added Premium
LEED Silver or Gold	Add ~ 3 - 5%
LEED Platinum	Add ~ 5 - 10%

Phase Two Athletic Fields/Parking/Swim

Program	Unit	Area/sf	Cost
Site Work			\$ 3,714,704
Swim Facility	-	-	\$ 4,085,224
Hard Costs Subtotal			\$ 7,799,928
C.O. Contingency	10%		\$ 779,993
General Conditions	8%		\$ 623,994
Profit	6%		\$ 467,996
Bonds/Insurance	2.5%		\$ 194,998
Hard Costs Total			\$ 9,866,909

Program	Unit	Cost
Hard Costs Total		\$ 9,866,909
Soft Costs	35 %	\$ 3,453,418
Project Subtotal		\$ 13,320,327
Escalation	*20%	\$ 2,664,065
Project Contingency	10 %	\$ 1,332,033
Total Estimated Phase Costs		\$ 17,316,425

* Escalation: 3% for 7 years, compounding annually to mid-point of construction in 2015

10% Above Modeled Cost	\$ 19,048,067
20% Above Modeled Cost	\$ 20,779,710
LEED Certification Only	No Added Premium
LEED Silver or Gold	Add ~ 3 - 5%
LEED Platinum	Add ~ 5 - 10%



V. Revised Preferred Facility Scenario

Conceptual Cost Model – Revised Preferred Scenario

Phase Three

Library (New Facility)

Program	Unit	Area/sf	Cost
Site Work			\$ 1,684,642
Library	\$ 320	47,866	\$ 15,791,984
Hard Costs Subtotal			\$ 17,476,626
C.O. Contingency	10%		\$ 1,747,663
General Conditions	8%		\$ 1,398,130
Profit	6%		\$ 1,048,598
Bonds/Insurance	2.5%		\$ 436,916
Hard Costs Total			\$ 22,107,933

Program	Unit	Cost
Hard Costs Total		\$ 22,107,933
Soft Costs	35 %	\$ 7,737,777
Project Subtotal		\$ 29,845,710
Escalation	*23%	\$ 6,864,513
Project Contingency	10 %	\$ 2,984,571
Total Estimated Phase Costs		\$ 39,694,794

* Escalation: 3% for 8 years, compounding annually to mid-point of construction in 2016

10% Above Modeled Cost	\$ 19,877,644
20% Above Modeled Cost	\$ 21,684,703
LEED Certification Only	No Added Premium
LEED Silver or Gold	Add ~ 3 - 5%
LEED Platinum	Add ~ 5 - 10%

Phase Four

Theater at Community Center Site

Program	Unit	Area/sf	Cost
Site Work			\$ 1,017,480
Theater Facility	\$ 420	12,500	\$ 5,250,000
Hard Costs Subtotal			\$ 6,267,480
C.O. Contingency	10%		\$ 626,748
General Conditions	8%		\$ 501,398
Profit	6%		\$ 376,049
Bonds/Insurance	2.5%		\$ 156,687
Hard Costs Total			\$ 7,928,362

Program	Unit	Cost
Hard Costs Total		\$ 7,928,362
Soft Costs	35 %	\$ 2,774,927
Project Subtotal		\$ 10,703,289
Escalation	*23%	\$ 2,461,756
Project Contingency	10 %	\$ 1,070,329
Total Estimated Phase Costs		\$ 14,235,374

* Escalation: 3% for 8 years, compounding annually to mid-point of construction in 2016

10% Above Modeled Cost	\$ 15,658,911
20% Above Modeled Cost	\$ 17,082,448
LEED Certification Only	No Added Premium
LEED Silver or Gold	Add ~ 3 - 5%
LEED Platinum	Add ~ 5 - 10%



VI. Sustainable Design Overview

Description of the Sustainable Design Process

What is Sustainable Design?

To identify the strategies that have been incorporated into the Community Center Master Plan to date, and to outline the remaining work to identify ways to achieve the environmental goals of the project, an outline of the process of incorporating sustainable design principles for this project was developed.

Sustainable or Green Design is identified as design and construction practices that significantly reduce or eliminate the negative impact of buildings on the environment and occupants by addressing:

- Sustainable Site Planning
- Orientation to Maximize Access to and Protection from Sun and Wind
- Safeguarding Water and Water Efficiency
- Energy Efficiency (Minimizing Use of Fossil Fuels)
- Conservation of Materials and Resources
- Indoor Environmental Quality

Some of these design techniques can be identified and implemented as early as the Master Planning phase, and some are much more specific to the actual design and construction of the facilities themselves.



VI. Sustainable Design Overview

Description of the Sustainable Design Process

The LEED Rating System

The City of Los Altos' policy on Sustainable Design for Public Buildings is that they must meet the requirements of the **LEED System Silver Certification**. LEED stands for 'Leadership in Energy and Environmental Design' and is a rating system that was established by the U.S. Green Building Council (USGBC), one of the foremost organizations involved with increasing the sustainability and environmental efficiencies of our built environment.

LEED is a voluntary, consensus-based, market-driven building rating system based on existing proven technology. The system evaluates environmental performance from a "whole building" perspective over a building's life cycle, providing a definitive standard for what constitutes a "green building". Parameters within the system are based on accepted energy and environmental principles and strike a balance between known effective practices and emerging concepts.

The current version of the LEED rating system is v2009, and the categories of credits as follows. These categories include both Prerequisites and Potential Credits to be earned by design decision making:

- Sustainable Sites
- Water Efficiency
- Energy and Atmosphere
- Materials and Resources
- Indoor Environmental Quality
- Innovation in Design
- Regional Priority

The levels of Certification available in the system are:

- LEED Certified 40 – 49 points
- LEED Silver 50 – 59 points
- LEED Gold 60 – 79 points
- LEED Platinum 80 or more points



VI. Sustainable Design Overview

Description of the Sustainable Design Process

Initial LEED Assessment

An initial review of the LEED assessment for the project has indicated that there are approximately 38 credits which are felt to be achievable with the Master Plan design parameters alone. In addition, there are an estimated 65 additional points that could be achieved through decision making within the design of the facilities themselves. As the requirement for LEED Silver is 50-59 points, it is our estimation that this should be achievable for the project.

Depending on the actual credits that are selected to be pursued in the next phases of work, there could be a potential cost increase of between 3 – 5% over the currently anticipated project costs. An analysis of the life cycle costs for the facility systems should give a better indication of the most effective credits to pursue that will not only garner LEED credits, but will also make for a more energy efficient and maintainable facility for the future operation of the Community Center.

The design for the Master Plan that has been done to date has identified effective strategies for the following:

- Site Selection, Orientation and Layout
- Building Concept Design (Maximize Light and Wind Efficiency, Material Recycled Content Assumptions)
- Existing Infrastructure Assessment (Transportation Options, Water Efficiency Assumptions)

As the project moves into facility design and implementation, attention to the following parameters may increase the sustainable effectiveness of the facilities:

- Building Efficiency Design (Mechanical/Plumbing/Electrical Systems, Window Systems, Shading Devices, etc.)
- Renewable Energy Potential / Green Power
- Systems Controls (Daylighting/Lighting/Thermal Comfort)
- Decision Making About Specific Credits



VI. Sustainable Design Overview



VII. Recommended Next Steps

Recommended Next Steps

To be completed following City Council meeting on June 23rd, 2009.

